



30 Churton Grove

Standish, Wigan, WN6 0SZ

Offers In The Region Of £270,000



Sapphire Homes are delighted to be in a position to offer For Sale this well presented 3 bedroom extended detached family home at the head of a quiet cul de sac in a popular residential area that is also a short drive from the heart of Standish and is also close to outstanding local schools as well as Junction 27 of the M6. In brief the accommodation comprises of entrance / hallway, lounge and to the rear is a large open plan kitchen / dining / family area with access to the rear garden. To the first floor the landing provides access to three good sized bedrooms with the master bedroom boasting fitted robes and a family bathroom with modern three piece suite with shower over bath. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation is a small lawn area and off road parking with access to the side elevation. To the rear there is a low maintenance garden with patio and stoned area and a detached garage which has been converted and used as a bedroom by the current owner with a separate three piece shower suite which may be useful for someone working from home or as guest space. Early internal viewing is a must to appreciate in full and the property is offered to market with No Upward Chain.



GROUND FLOOR

Porch

Entrance / Hallway

Lounge

Kitchen / Dining / Family Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

EXTERNAL

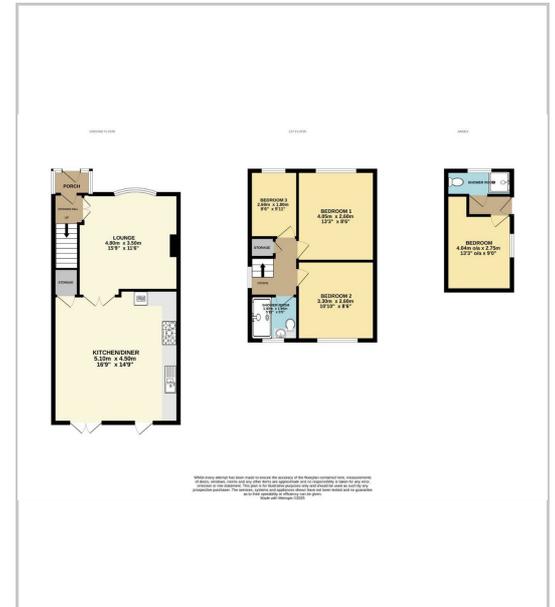
Rear Garden

Garden Room with Ensuite

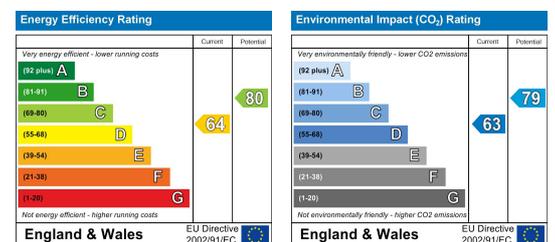
Area Map



Floor Plans



Energy Efficiency Graph



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