



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 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

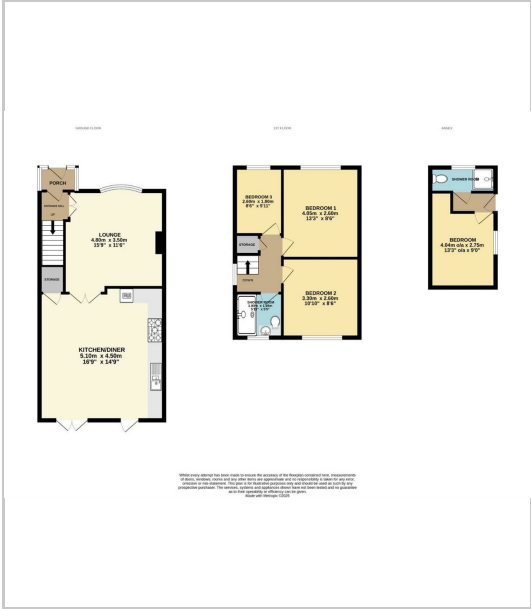
FIRST FLOOR

- Landing
 - Bedroom 1
 - Bedroom 2
 - Bedroom 3
 - Bathroom
- EXTERNAL
- Rear Garden
 - Garden Room with Ensuite

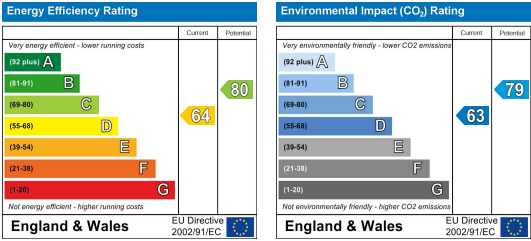
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

