

GUILDHALL

SALES & LETTINGS



14 Birch Avenue

, Standish, WN6 0EF

£250,000



BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

Welcome to Birch Avenue, Standish, Wigan - a charming three bedroom house that could be your next dream home! This beautiful property offers not only a comfortable living space but also the potential for a home study, perfect for those who work remotely or enjoy a quiet space for reading and hobbies.

One of the standout features of this house is the stunning views of Rivington Pike and Haigh Hall Country Park, providing a picturesque backdrop to your everyday life. Imagine waking up to the sight of this natural beauty every morning!

Conveniently located, this property is close to all the popular amenities, ensuring that you have everything you need within easy reach. Additionally, its proximity to major motorway networks makes commuting a breeze, offering both convenience and accessibility.



Ground Floor

Entrance Porch 3'4" x 2'9" (1.04m x 0.86m)

Composite double glazed frosted front door, tiled flooring, two storage cupboards and door to hall.

Hall 16'2" x 4'3" (4.95m x 1.30m)

Smoke detector, coving to ceiling, central heating radiator, wood effect laminate flooring, doors leading to bedroom three/reception room, dining room, reception room, kitchen, WC and stairs to first floor.

Bedroom Three/Reception Room 10'7" x 10'7" (3.25m x 3.23m)

UPVC double glazed window, central heating radiator and coving to ceiling.

Dining Room 11'6" x 10'11" (3.53m x 3.35m)

UPVC double glazed bay window, central heating radiator, coving to ceiling and wood effect laminate flooring.

Reception Room 13'10" x 11'6" (4.24m x 3.53m)

Central heating radiator, coving to ceiling, multifuel log burner, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen 10'7" x 10'5" (3.25m x 3.20m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, Indesit combi boiler, tiled flooring and composite double glazed frosted door to rear.

Bathroom 7'1" x 6'5" (2.18m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations and wood effect laminate flooring.

First Floor

Landing 6'0" x 2'11" (1.85m x 0.89m)

Smoke detector, doors leading to two bedrooms and storage cupboard.

Bedroom One 13'10" x 11'3" (4.22m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, doors leading to en suite and walk-in wardrobe.

En-Suite 8'3" x 5'1" (2.54m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, corner direct feed rainfall shower with rinse head, part tiled elevations, extractor fan, spotlights and tiled flooring.

Walk-in Wardrobe 10'7" x 5'10" (3.25m x 1.80m)

Spotlights and fitted wardrobes.

Bedroom Two 19'3" x 11'1" (5.87m x 3.40m)

Two UPVC double glazed windows, central heating radiator, spotlights and door to over stairs storage.

Exterior

Rear

Enclosed wraparound garden with paved patio, laid to lawn, bedding areas, views of Rivington Pike and Haigh Hall Country Park.

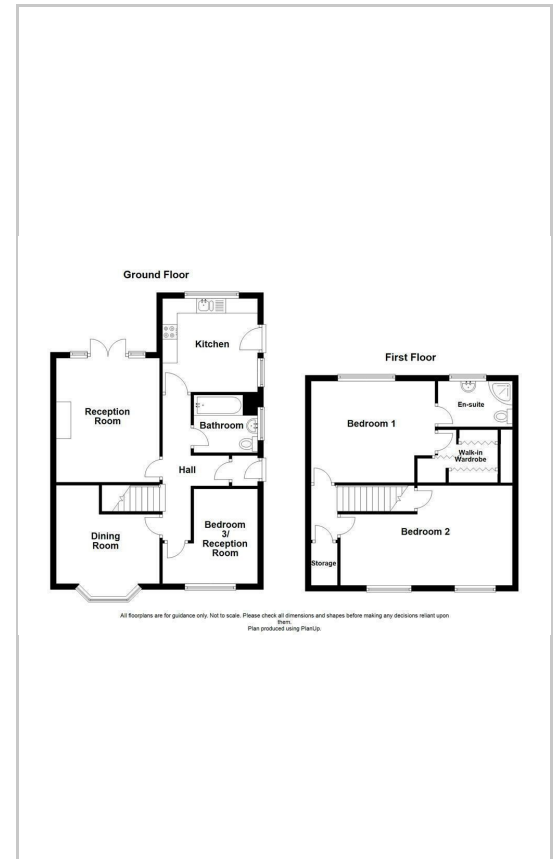
Front

Block paved driveway providing off road parking.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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