



12 Wakefield Crescent
Standish, Wigan, WN6 0AU
£217,500



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A superbly presented family home, with a rural outlook over grazing paddocks. The property has been fully refurbished by the current owners and is a perfect home for a small family.

The property has the benefit of a split level garden including a timber garden office building providing a perfect environment for "working from home".

The property also has off road parking and a single garage which has an electric door.

There are amenities in close proximity to the property and Junction 27 of the M6 is within easy reach.

NO CHAIN



Ground Floor

Entrance Hall

Kitchen
15'10" x 6'11" (4.85 x 2.11)

Lounge
15'1" x 10'2" (4.60 x 3.11)

Dining Room
11'3" x 8'7" (3.43 x 2.64)

Landing

First Floor

Bedroom 1
15'1" x 10'3" (4.62 x 3.14)

Bedroom 2
11'3" x 9'11" (3.43 x 3.04)

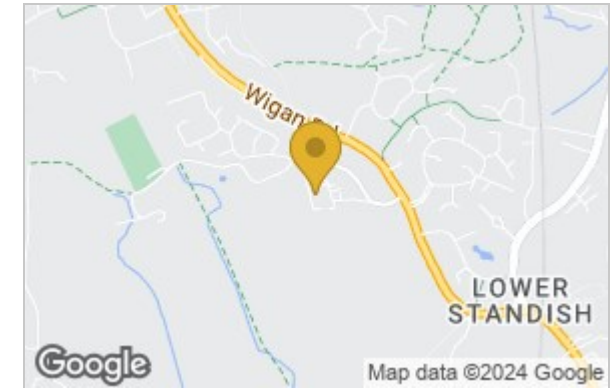
Bathroom
6'11" x 6'10" (2.12 x 2.10)

Garage

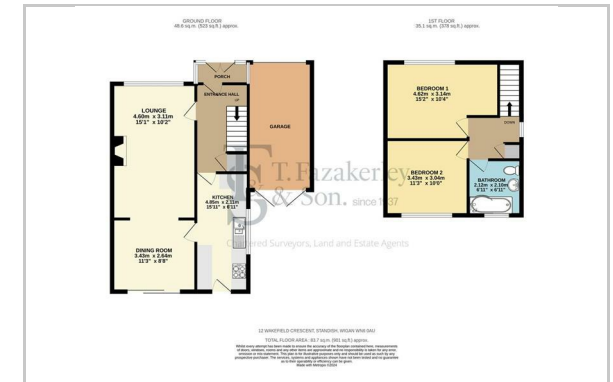
Garden

Garden Office

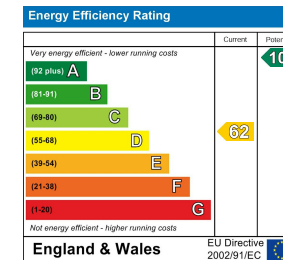
Area Map



Floor Plan



Energy Efficiency Graph



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