



19 Coniston Park Drive, Standish

In Excess of £200,000





## 19 Coniston Park Drive

Standish, Wigan

Charming 2-bed semi-detached bungalow near Standish Village. Convenient for commuters with easy M6 access. Stylish interior, modern kitchen, low-maintenance garden. Loft room with dressing area. Off-road parking & outdoor dining space. Comfortable, practical, and inviting home.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Well presented & tastefully decorated throughout
- On the outskirts of Standish Village within walking distance to Ashfield Park & in the catchment area of Ofsted rated excellent schools
- Close to M6 motorway and excellent transport links
- Welcoming living room
- Newly fitted modern kitchen open to dining area with French doors to the rear garden
- Fully tiled ground floor bathroom with three piece suite in white
- Accessibly ground floor bedroom
- Large loft room currently being used as Master bedroom with dressing room and walk in wardrobe
- Low maintenance rear garden with paved patio area and driveway to the front for off road parking



**Living Room**

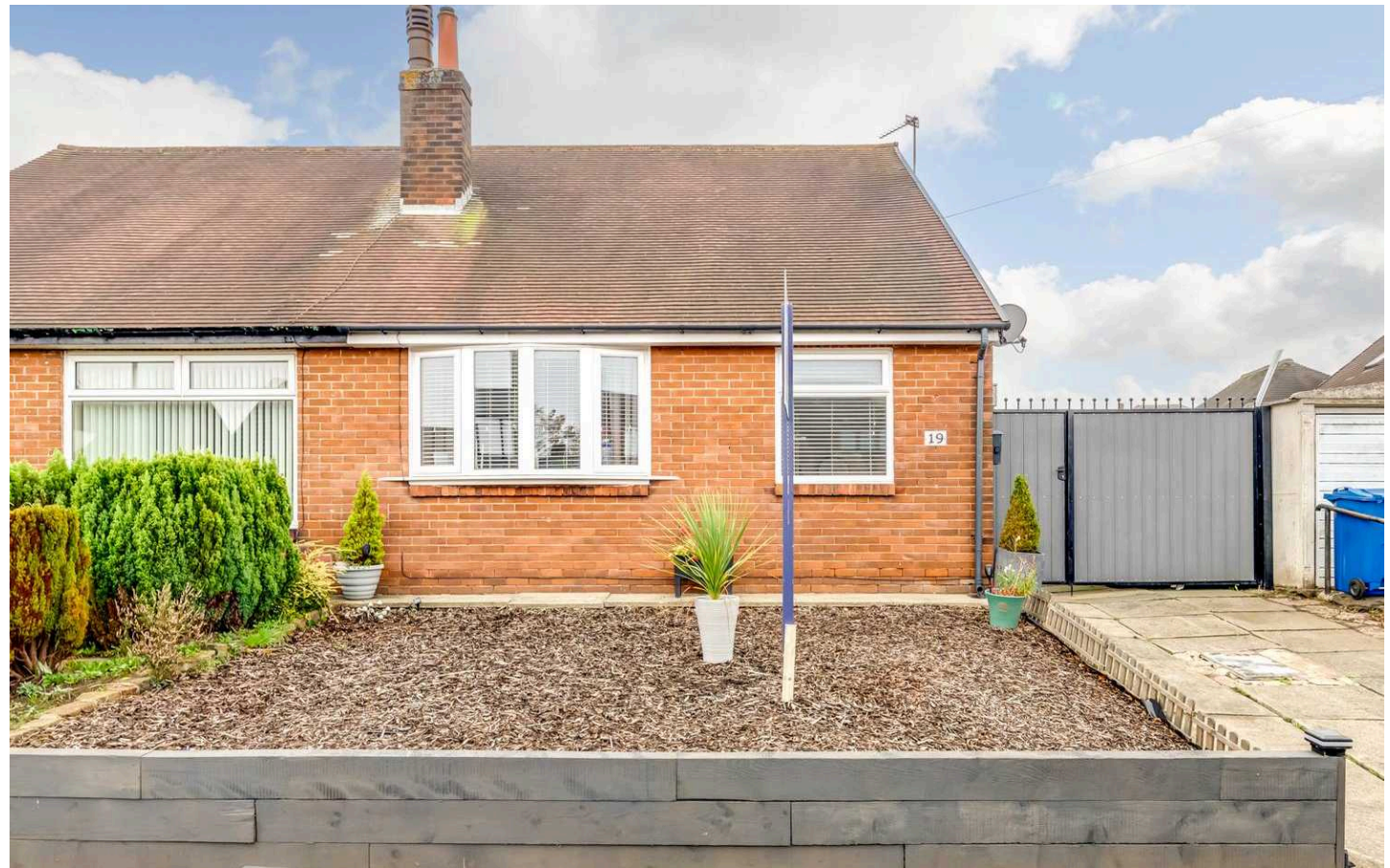
**Kitchen/Dining Room**

**Bathroom**

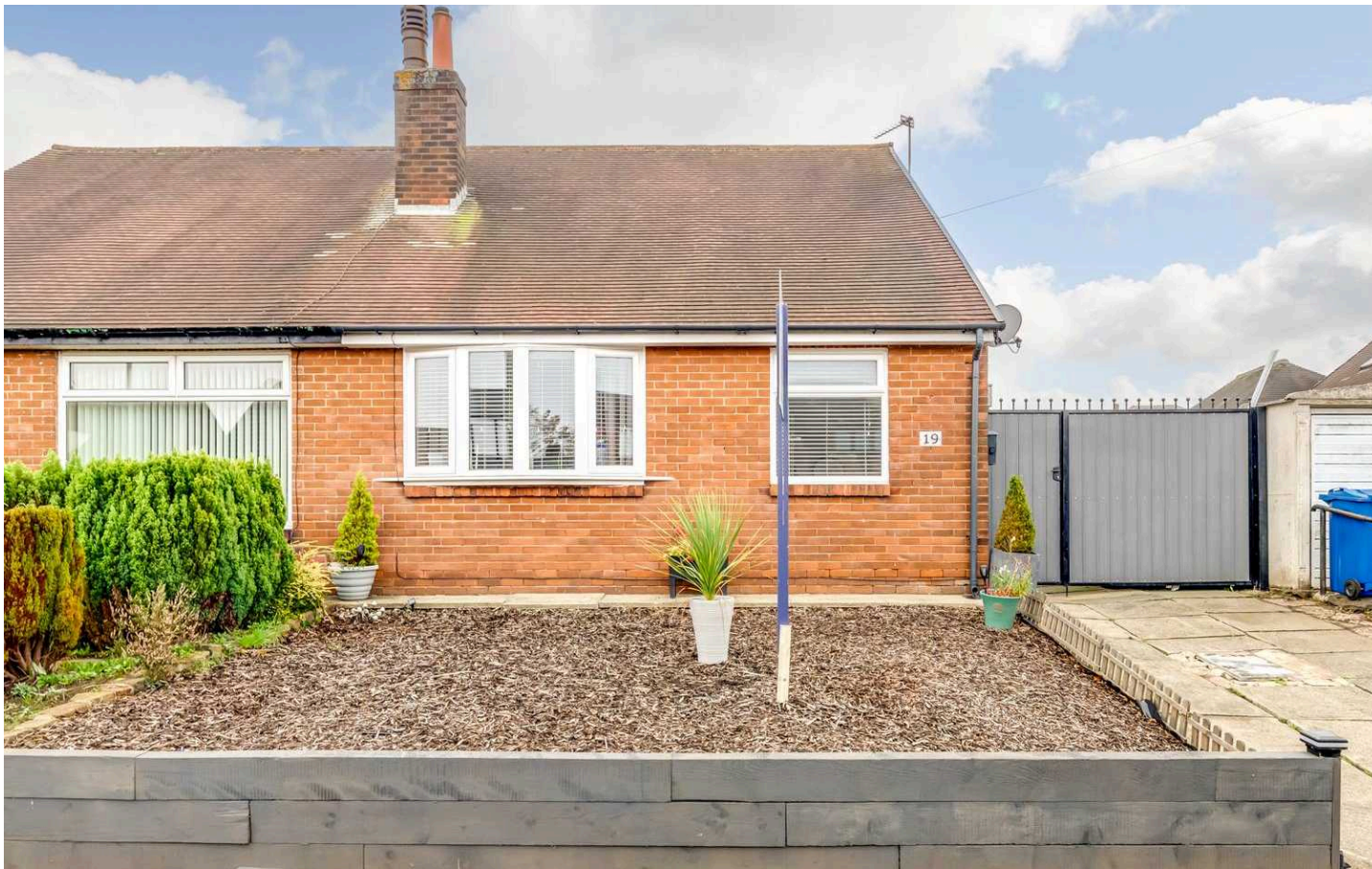
**Loft Room/Bedroom 1**

**Dressing Room**

**Bedroom 2**







**GARDEN**

**DRIVEWAY**

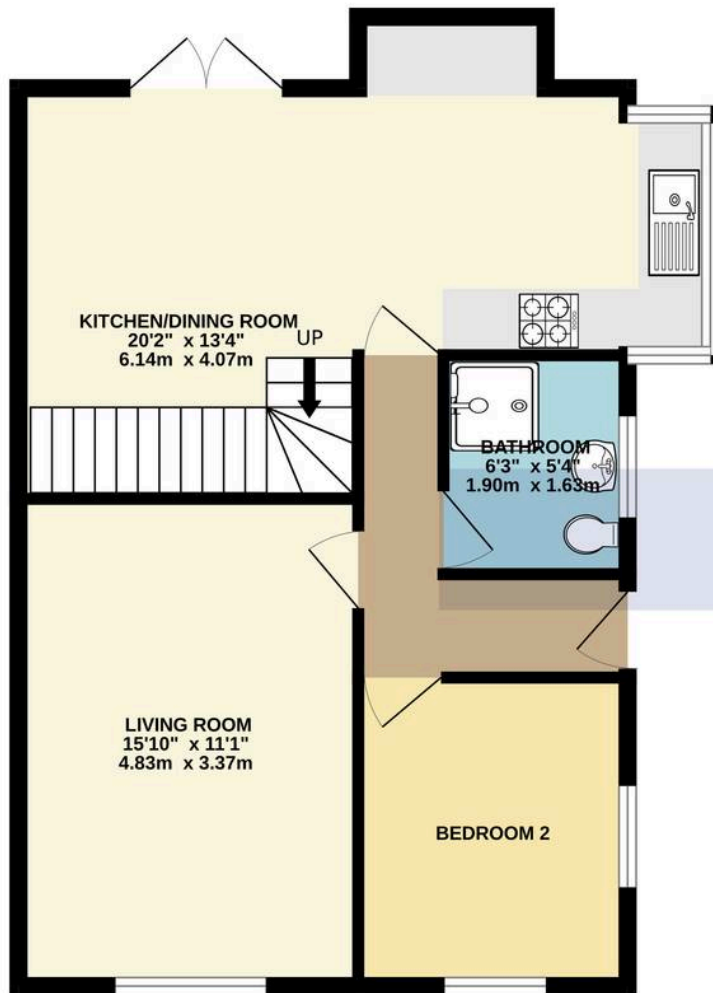
1 Parking Space



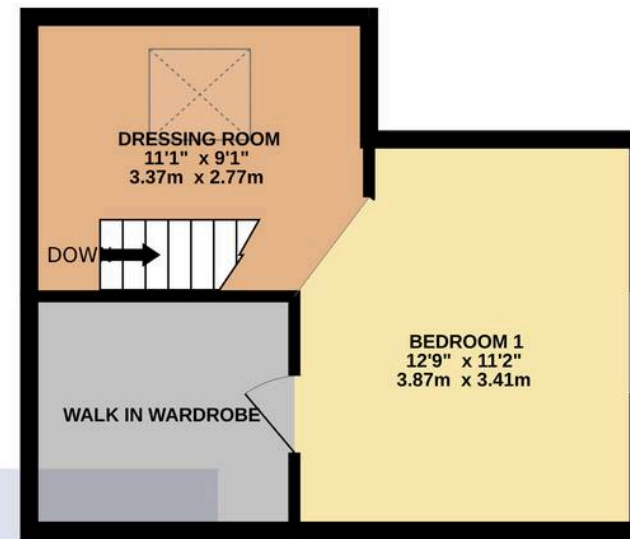




GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Alan

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