



9 Barbrook Close, Standish

In Excess of £220,000



9 Barbrook Close

Standish, Wigan

Impressive 3-bed semi-detached in sought-after area. Contemporary design, open-plan living, paved patio. Ideal family home near major cities with excellent amenities. View today.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Bright open-plan lounge and dining area, ideal for family living and entertaining
- Contemporary separate kitchen with direct access to a paved patio area and rear garden
- Upstairs features three well-proportioned bedrooms – two double and one generous single
- Contemporary first-floor bathroom with a sleek 3-piece suite
- Lawned rear garden with paved patio area.
- Spacious driveway offering convenient off-street parking with direct access to the property
- Sought-after area for outstanding primary and secondary education
- Great for commuting, with easy access to Wigan, Preston, Manchester, and beyond via M6.
- Exceptional family environment—with a rich mix of playgroups, sports, arts, outdoor adventures, and community-driven clubs and events designed for all ages.

Living Room

Dining Room

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3





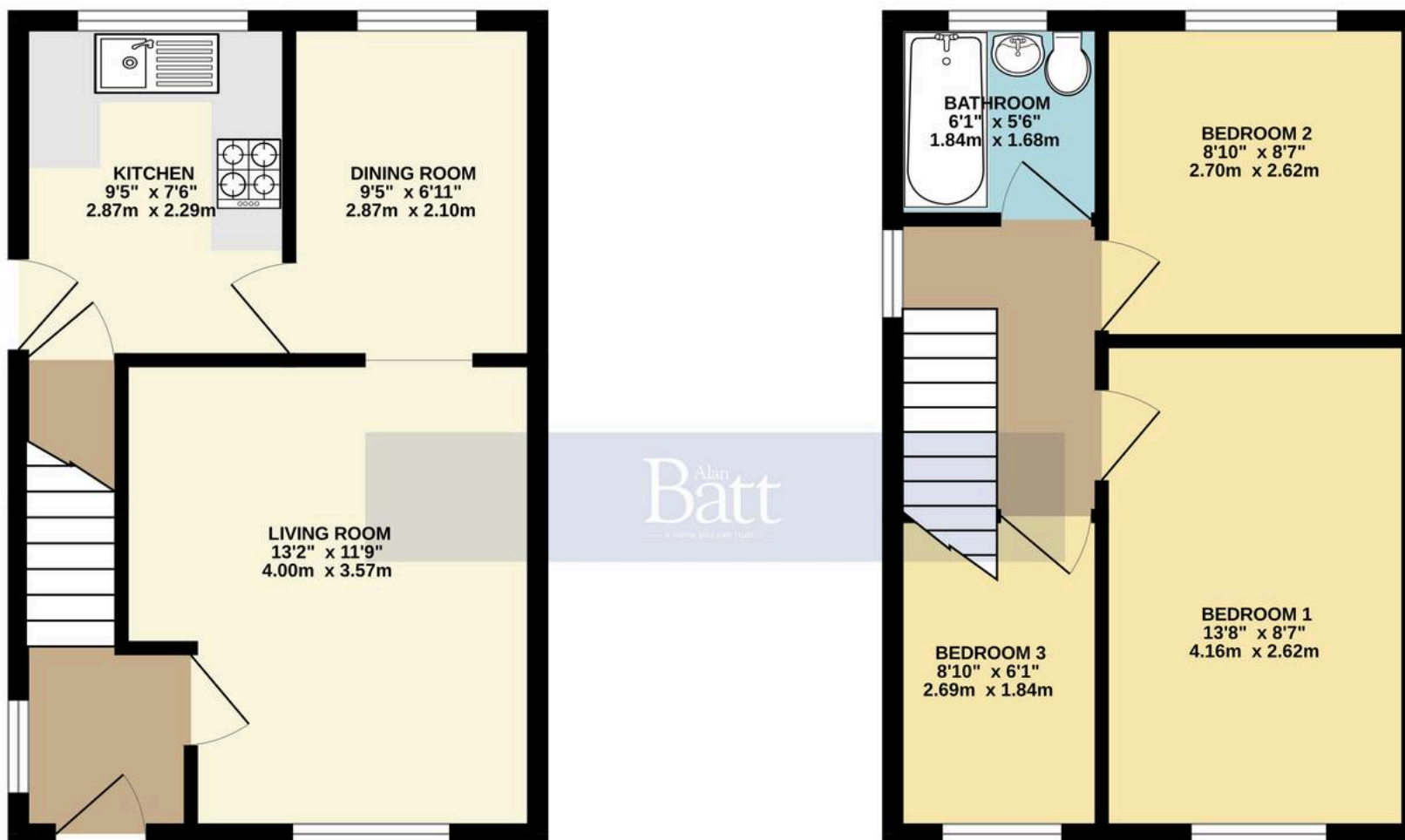
REAR GARDEN

DRIVEWAY

2 Parking Spaces







TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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