



Grove Lane, Standish
Wigan, Greater Manchester WN6 0DY

£425,000

Situated in a quiet cul de sac on one of Standish's most favoured modern developments, the property may be tucked away but is still within easy walking distance of the great range of amenities in this sought after thriving village and only a short distance to the motorway network, making this is a great option for a range of buyers. The accommodation has been beautifully presented throughout and comprises briefly of an entrance hallway, ground floor WC, lounge, stunning open plan kitchen with living and dining areas, utility room, four generous bedrooms with the main bedroom having a beautiful four piece en suite, a fifth bedroom/study and a four piece family bathroom. The property has gas central heating which can be controlled separately by floor for better economy, UPVC double glazing, and externally, there is ample driveway parking giving access to the integral garage and there is an enclosed rear garden which unusually for modern developments, is not directly overlooked from the rear. This is a superb home with spacious and flexible accommodation suitable for modern day family life! We thoroughly recommend that you step inside and see how your family could make this home! Freehold with a Management Charge. EPC Grade B. Council Tax Band E

Entrance Hall

Door giving access to the front of the property. Contemporary radiator. LVT flooring. Stairs to first floor accommodation. Under stairs storage cupboard. Door to garage.

Lounge

UPVC double glazed window to front aspect. Central heating radiator. Electric fire in decorative surround.

Family Living Dining Kitchen

Fitted with a range of wall and base units with quartz effect worktop and 1.5 bowl single drainer inset sink unit with mixer tap. Range style dual fuel cooker with extractor over. Integrated dishwasher. LVT flooring. Two UPVC french doors to rear aspect and UPVC double glazed window to rear aspect. Contemporary radiator. Inset lighting.

Utility Room

Fitted base units with quartz effect work tops and single bowl single drainer sink unit with mixer tap. LVT flooring. Plumbed for automatic washing machine. Central heating radiator. Door to side aspect.

WC

Fitted with a two piece suite comprising low flush WC and Sottini pedestal wash hand basin. Central heating radiator. LVT flooring. Part tiled elevations. Extractor.

First Floor Landing

UPVC double glazed window to front aspect. Central heating radiator. Loft access. Walk in storage cupboard.

Bedroom One

UPVC double glazed window to front aspect. Central heating radiator. Two double fitted wardrobes with sliding doors.



En Suite

Fitted with a four piece suite comprising panelled bath, seperate shower enclosure with electric shower, Sottini pedestal wash hand basin and low flush WC. Heated towel rail UPVC double glazed window to side aspect. LVT flooring. Inset lighting.

Bedroom Two

UPVC double glazed window to rear aspect. Central heating radiator.

Bedroom Three

UPVC double glazed window to front aspect. Central heating radiator. Fitted slide door wardrobes to one elevation.

Bedroom Four

UPVC double glazed window to rear aspect. Central heating radiator.



Bedroom Five/Study

UPVC double glazed window to rear aspect. Central heating radiator.

Family Bathroom

Fitted with a four piece suite comprising panelled bath, seperate shower enclosure with power shower, Sottini pedestal wash hand basin and low flush WC. UPVC double glazed window to side aspect. Heated towel rail. Part tiled elevations.

Bedroom Five

UPVC double glazed window to rear aspect. Central heating radiator.

Garage

Single integral garage with power and light and single up and over door.



Outside

The property is situated along a small shared drive which opens into a block paved private driveway providing off road parking for multiple vehicles and giving access to the garage. There is a flag boxed border along the driveway and there is a small lawned garden at the front of the property. At the rear is an enclosed garden with a patio area which is partly covered by a stylish gazebo and there is a lawn with raised beds. There is gated access at the side of the property and there is an outside tap.

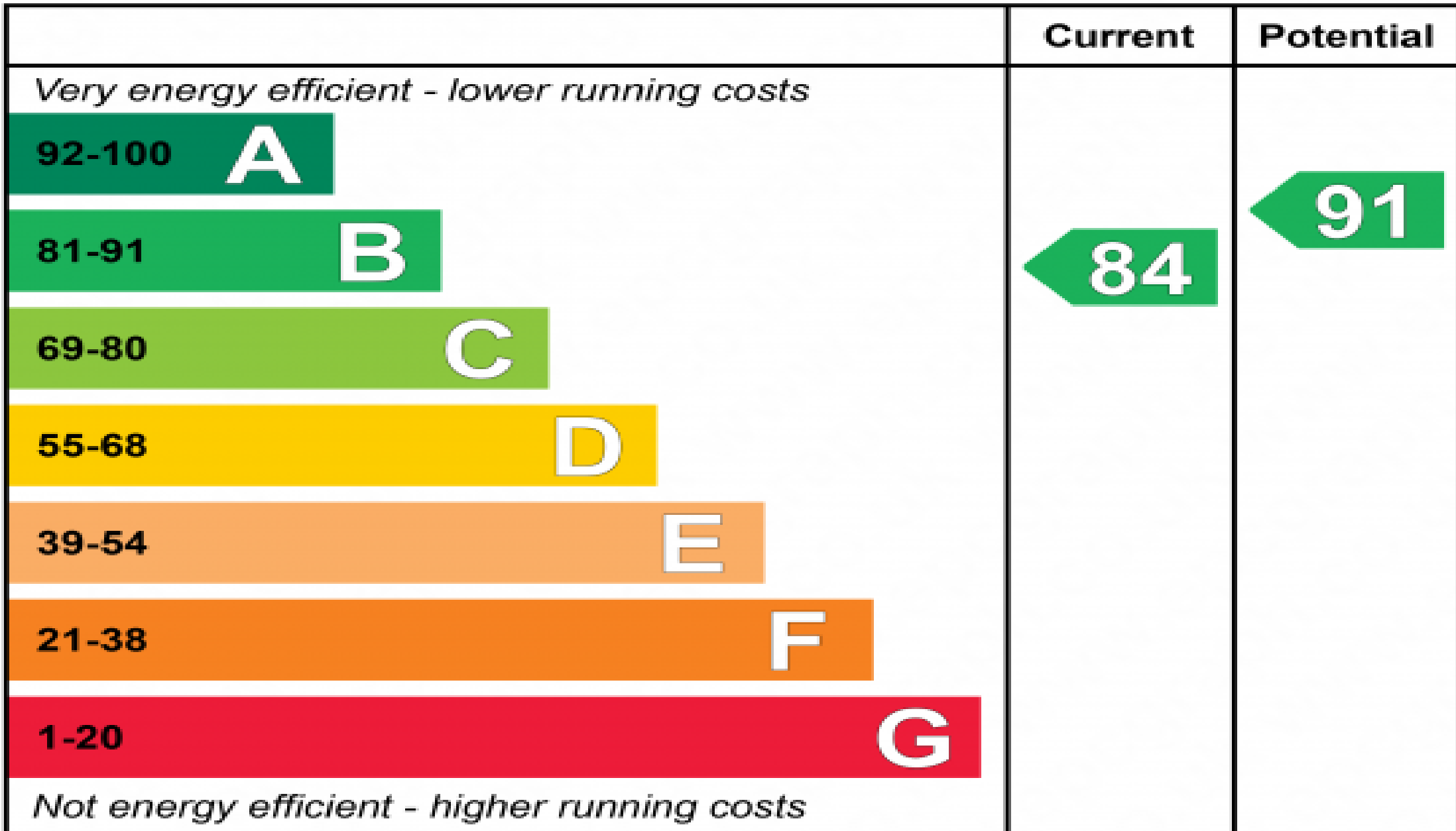
Tenure

Freehold Annual Management Charge currently at £140.34





Energy Efficiency Rating

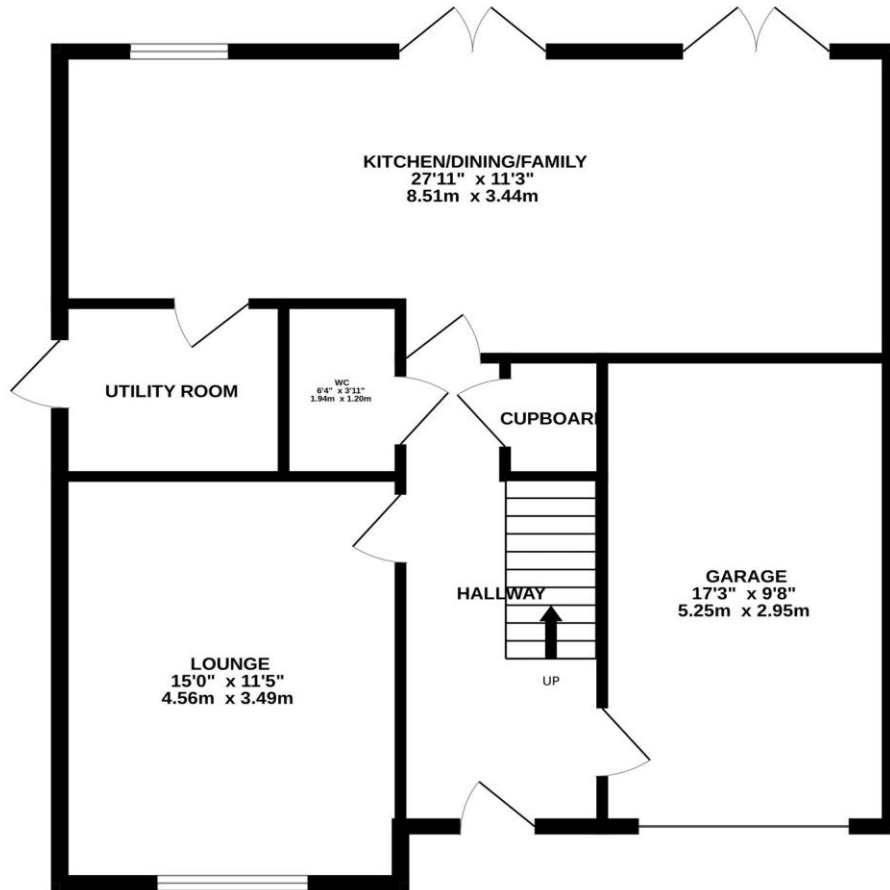


England & Wales

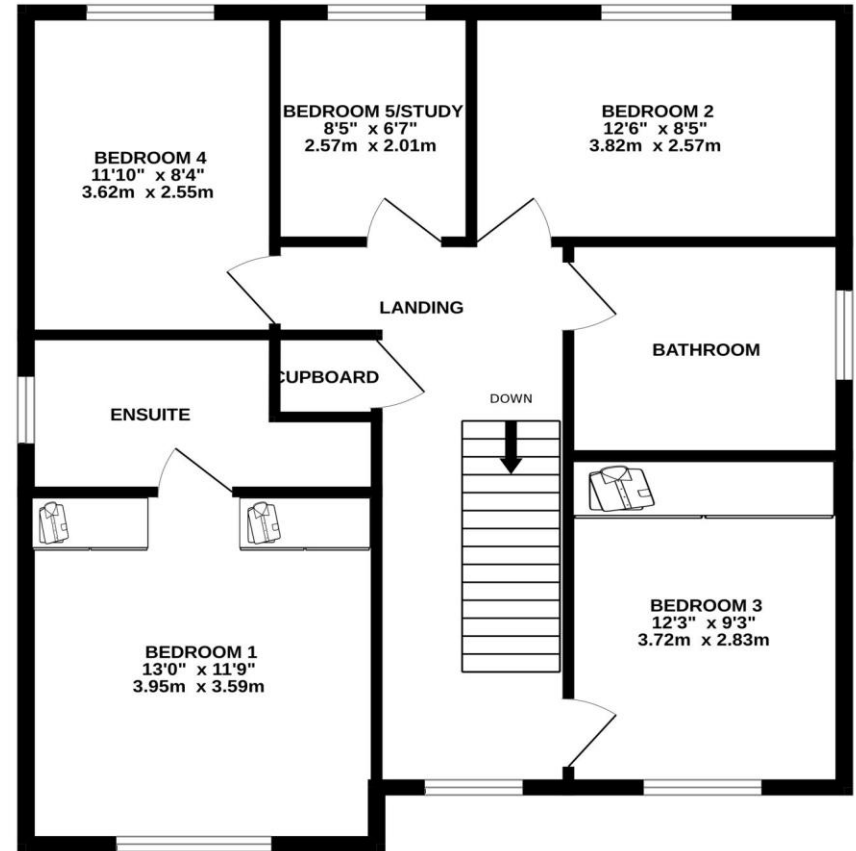
EU Directive
2002/91/EC



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



FIRST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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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