



# Breakey & Co



## Ash Grove, Standish

### Offers in Excess of £150,000

- Two bedrooms
- Sought after location
- Bursting with potential
- Semi detached property
- Open plan lounge/ diner
- Viewings essential
- True bungalow
- Detached garage
- EPC- D



# Breakey & Co



## DESCRIPTION

New to the market is this two bedroom semi detached true bungalow located in the highly prized area of Standish. Bursting with potential this home simply must be viewed to be fully appreciated. With some modernisation throughout this spacious home provides a blank canvas and has potential to be extended to meet a buyers requirements subject to planning permission. The property itself has been lovingly maintained throughout and in brief comprises of; welcoming entrance vestibule/ hallway, large open plan lounge/ diner, two bedrooms with the master benefiting from fitted wardrobes, the tiled family shower room and the gloss fitted kitchen. Externally this lovely home offers a well maintained garden to the rear with a lawn and a flagged patio area. To the front elevation is a driveway leading to the integral garage providing off road parking. Other benefits include double glazing, gas central heating and a large loft space which could potentially be converted into bedrooms. Locally the accommodation rests within handy access to the vibrant Standish village which offers a range of shops, amenities, supermarkets and eateries. For families the property is within the catchment to excellent local schools. Early viewings are highly recommended to avoid disappointment.





# Breakey & Co

## ACCOMMODATION

**Lounge** 15' 8" x 11' 3" (4.77m x 3.43m)

**Dining Room** 11' 2" x 11' 3" (3.40m x 3.43m)

**Kitchen/Diner** 12' 4" x 10' 7" (3.76m x 3.22m)

**Bedroom One** 10' 8" x 8' 8" (3.25m x 2.64m)

**Bedroom Two** 6' 6" x 7' 3" (1.98m x 2.21m)

**Shower Room** 6' 6" x 7' 3" (1.98m x 2.21m)





# Breakey & Co



GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.

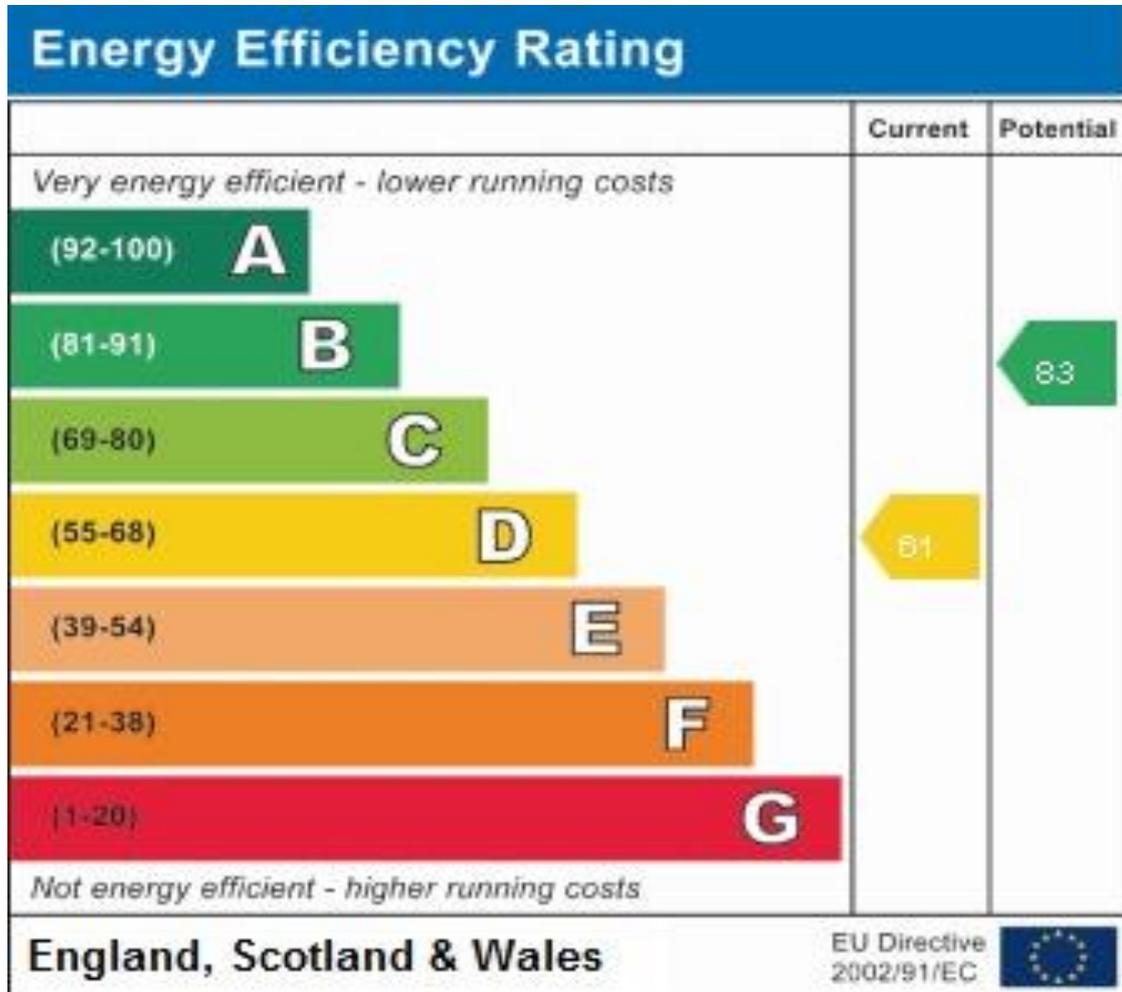


TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

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.  
Made with Metropix ©2021



# Breakey & Co



57-59 Ormskirk Road

Saddle Junction

Wigan

Lancashire

WN5 9EA

info@breakeyandco.com

WN5 9EA