

HOME  TRUTHS

Oak Avenue, Standish

WN6 0EA





Situated on a quiet cul de sac in one of the area's most popular residential locations, just a short distance from Ashfield Park, this fabulous true bungalow offers almost 700 square feet of beautifully presented accommodation. With three bedrooms, stunning views and no upward chain, this is a delightful home ready to move straight into. To the front, the gravelled driveway provides parking for two vehicles and leads past the lawn bordered by mature planting to the EV charging point and main entrance. Step into the vestibule, and from there into the tiled hallway, which leads through to the gorgeous living room. This elegant space features John Paul Gaultier wallpaper, wooden flooring, a wood-burning stove, and far reaching views across to Winter Hill and Rivington. Also to the rear, the breakfast kitchen comprises a range of wall and base units and is fully equipped with gas hob, Stoves double electric oven and grill, refrigerator, freezer, dishwasher and Miele washing machine. A stable door provides direct access into the rear garden. Bedroom One is bay-fronted with wooden flooring and beautifully finished with Neptune paint and wall décor. Bedroom Two features Jean Paul Gaultier wallpaper, marble tiled flooring and fitted wardrobes, while Bedroom Three is a comfortable single to the side. The bathroom benefits from underfloor heating and comprises a mixer shower in cubicle, wc, floating wash hand basin and ladder style heated towel rail. The loft is boarded and insulated providing excellent additional storage and also houses the Baxi combi boiler. Step outside into the private rear garden, where you can fully enjoy the spectacular valley views, along with a lawned garden, two sheds, and a greenhouse—a perfect outdoor retreat.

Situated on a quiet cul de sac just a short distance from Ashfield Park, this fabulous true bungalow offers c 700 square feet of beautifully presented accommodation. Available with no upward chain
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stunning true bungalow on a quiet cul de sac
- Three bedrooms
- Stunning views to the rear
- Sumptuous accommodation throughout
- Virtual tour
- No upward chain



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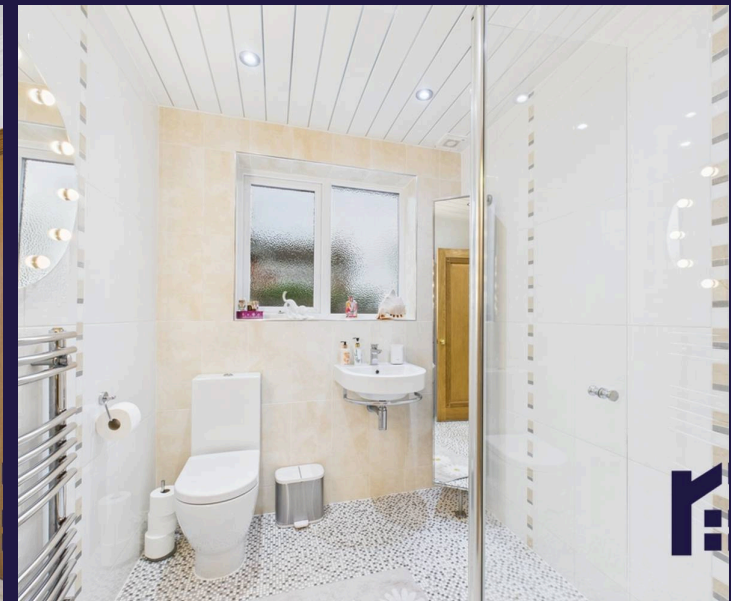
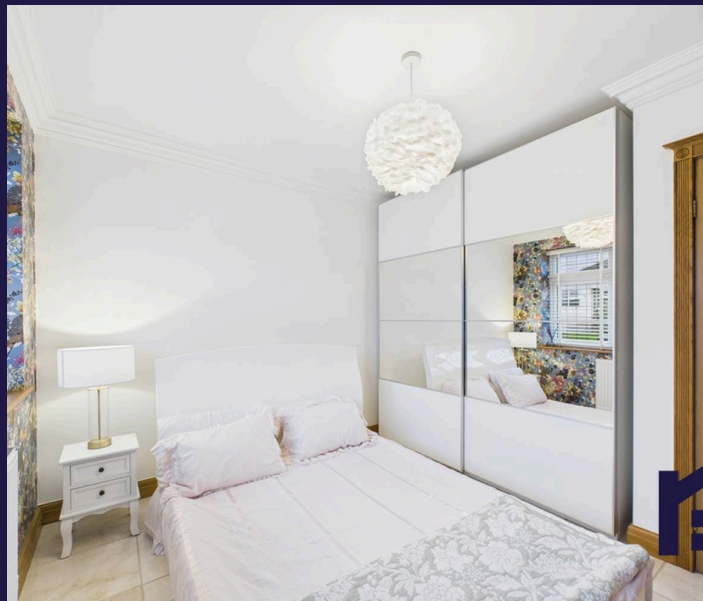
Eccleston Branch

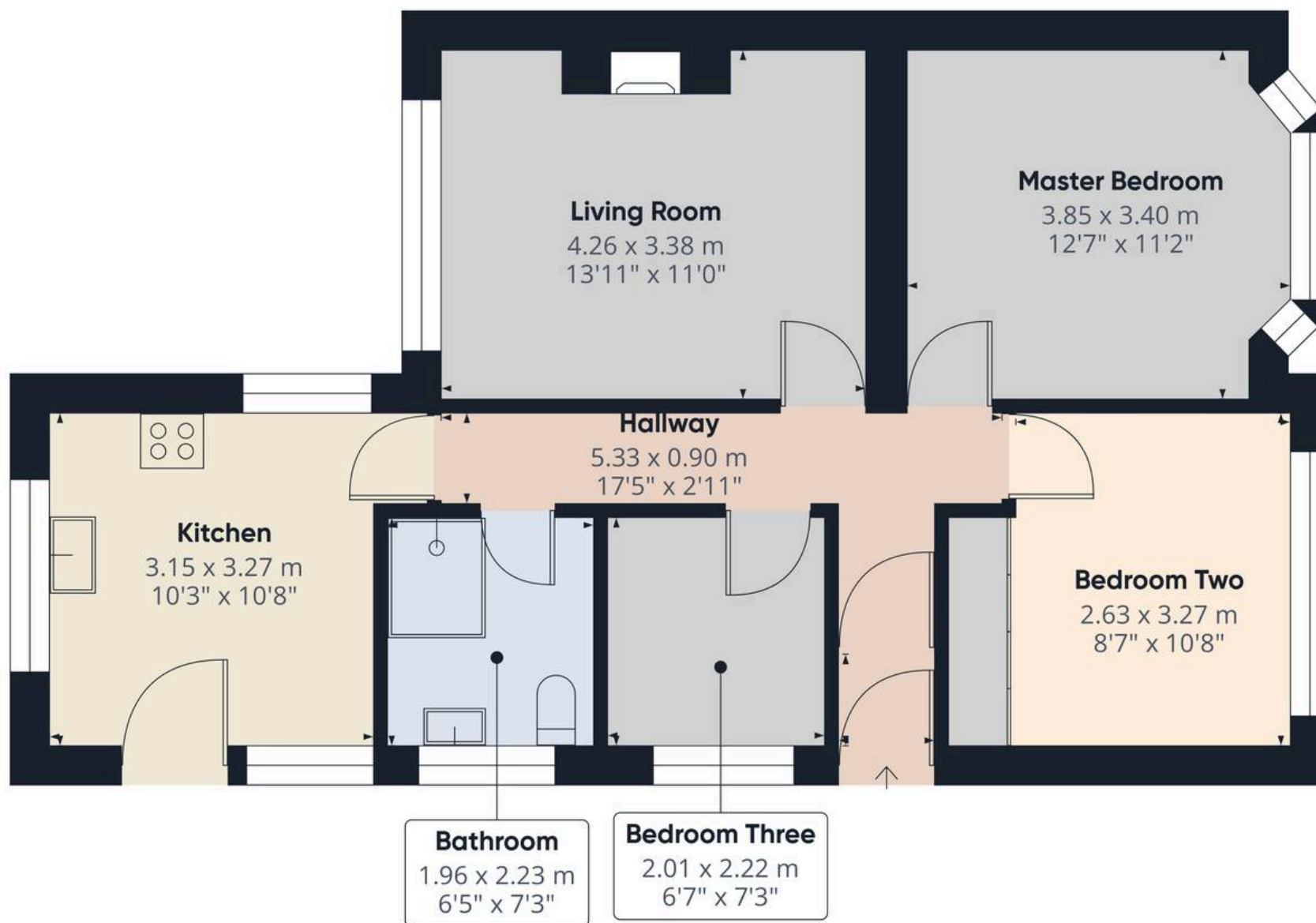
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Approximate total area⁽¹⁾

64.2 m²
691 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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