



## James Square Standish

Guide Price of  
**£100,000**

- Two bed end mews home
- Refurbishment opportunity
- Ideal first time buy/ Investment
- Fitted kitchen/diner
- Contemporary bathroom
- Two good sized bedrooms
- Gardens to front and rear
- Approximately 578 sq ft

## James Square, Standish, Wigan WN6 OJB

This two bedroom end mews house is situated in the ever popular village of Standish close to excellent schools, shops and local amenities as well as being in close proximity to the M6 motorway network. Requiring some refurbishment throughout this property would be a fantastic investment opportunity or first time buy for those looking for a project.

Offering approximately 578 SQ FT of well appointed living space, the property in brief comprises of: Entrance hallway, reception room with feature fireplace and fitted kitchen/diner with a range of wall and base units.

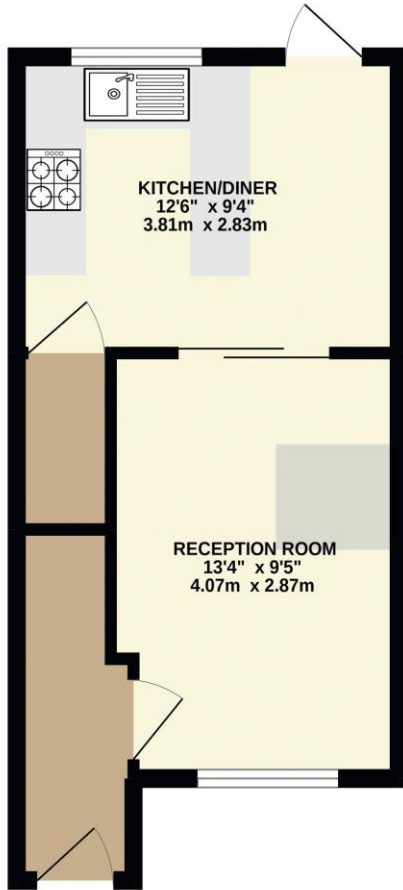
To the first floor you will find a master bedroom, second bedroom and a contemporary family bathroom with three piece suite comprising WC, wash basin and bath.

Externally, you will find a good sized a lawned garden to the front elevation o the rear there is an enclosed lawned garden.

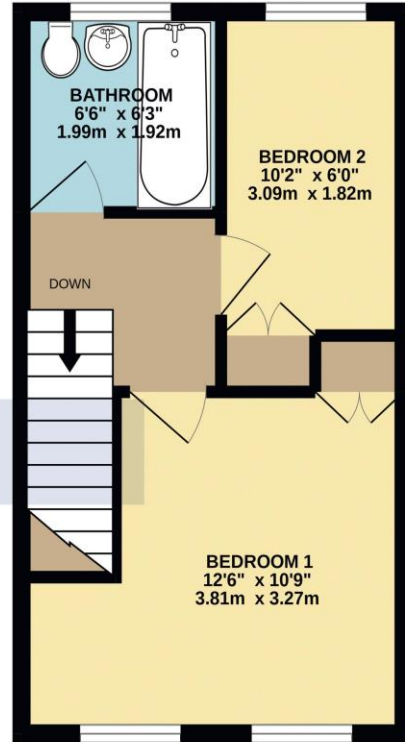




GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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Wigan Office

78 Market Street, Wigan, WN1 1HX | 01942 233999

Standish Office

19 Preston Road, Standish, WN6 0JH | 01257 581222

Sales: [sales@alanbatt.co.uk](mailto:sales@alanbatt.co.uk) | Rental: [rentals@alanbatt.co.uk](mailto:rentals@alanbatt.co.uk) | [www.alanbatt.co.uk](http://www.alanbatt.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.