



Maria B Evans Estate Agents Limited

270 Preston Road, Standish, WN6 0NY

Offers in the region of £340,000



- Three bedroom detached true bungalow
- Two spacious reception rooms
- Separate galley-style kitchen to rear
- En suite shower room and family bathroom
- Solid roof conservatory-style extension
- Partially converted loft space
- uPVC double glazing throughout
- Warmed by gas central heating
- Attached single garage with utility room
- Brick-built outbuilding with dog kennels
- Extensive private formal gardens to rear
- Ideal opportunity for development
- Off-road parking for several vehicles
- Close to major commuter transport links

This three-bedroom detached true bungalow is situated just off Preston Road, there is an attached single garage and ample parking for several vehicles on a Tarmac driveway which set behind a low wall with wrought iron railings and inset double gates.

Accessed via a Upvc part-glazed external door, an internal storm porch with cord matting and tiled walls shelters a further timber glazed door opening into the traditional centralised hallway of this early 1930's bungalow. The property has been extended several times over its lifespan to give an ample sized footprint but still leaves opportunity for further development.

To the front there is a good size reception room with timber flooring, bay window facing towards Preston Road and a limestone fireplace with a gas fired stove in situ. Double interior doors then open into a formal dining area, again, with timber floors and having a window to the rear.

From the dining room, an interior door opens into the galley style kitchen which consists of a range of traditional timber units set under a stone-effect laminate worktop. An inset porcelain sink unit with side drainer is set beneath the window and overlooking the courtyard area off the utility room. Also inset is an electric hob with a stainless-steel extractor above and a 600mm electric oven and grill. There is also an integrated refrigerator and dishwasher and a large pantry style cupboard.

Reverting back to the dining room, a timber interior door opens into the rear utility area of the garage which has power and light plus access to the rear garden via a UPVC door. There is plumbing for a washing machine and a separate wash hand basin. An interior door opens into the front facing garage, again, with power, light and an up-and-over door to the driveway.

The galley kitchen opens into a solid roof sunroom offering further seating and views over the formal gardens and Koi-pond to the rear.

There are three double bedrooms; bedroom number two being front facing with a bay window overlooking the parking area. to mirror that of the lounge. Bedroom three is centralised and has a window to the side and it also gives access to the loft space via a drop-down ladder. The attic itself has been partially converted with a solid floor, double Velux windows and has been split into two rooms, one which contains the gas fired combination boiler. There are no current plans for an attic conversion but there is obvious potential here.

Bedroom one, although not the largest of the three bedrooms, is accessed via the kitchen. The good-sized double room has uPVC patio doors opening onto the rear patio and gardens and benefits from an en suite shower room comprising a walk-in shower, WC and pedestal wash basin.

Outside, there is a brick-built outbuilding with uPVC window and timber door which has been dry-lined and offers an ideal storage solution or small home office. To the rear of the building there is a metal framed dog kennel.

The extensive gardens are the real highlight of the property; there is a flagged patio area directly behind the property, a good-sized Koi-pond, a large lawn area and mature shrub and flower borders with hedgerows running the full length of the plot.

The garden has been split into three main manageable sections, all separated by mature hedge line boundaries. The more formal garden sits directly behind the property, then there is a less formal orchard style section with a timber shed, raised beds and fruiting trees.

At the very end of the garden there is a further good-sized section which has been covered in a weed suppressant and left to go slightly fallow although could offer a multitude of possibilities depending on your needs.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Wigan Borough Council

The EPC rating is D

The Council Tax Band is D

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA