



Malvern Street, Standish, Wigan

Offers Over £249,995

Ben Rose Estate Agents are delighted to introduce this charming four-bedroom detached property, located in the highly sought-after residential area of Standish, Wigan. Situated within walking distance of the village centre and a short drive from local towns, it benefits from its proximity to excellent schools, shops, and amenities. With convenient transportation options, including local bus routes and close access to the M6 motorway, this property offers an ideal blend of convenience and comfort. Early viewing is highly recommended to avoid any potential disappointment.

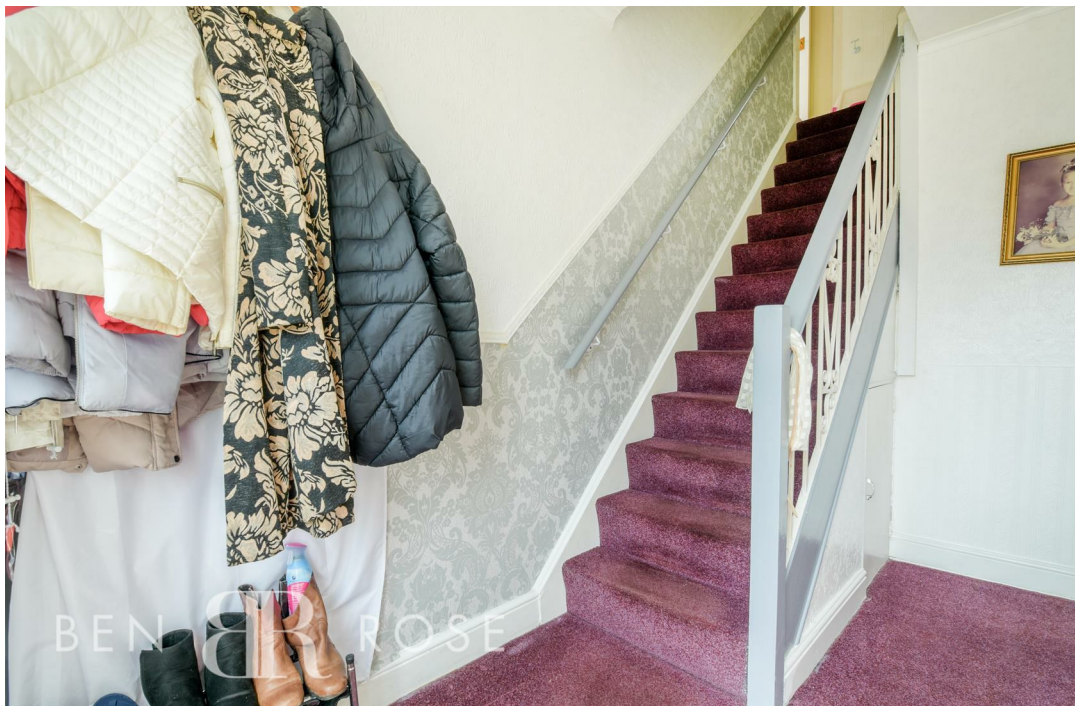
Internally, the property briefly comprises a welcoming entrance hallway where the stairs to the upper level are located. Moving through, you will enter the spacious lounge, which spans the full length of the property and features dual aspect windows to the front and rear. The lounge seamlessly flows into the dining room, offering ample space for a family dining table. From here, you can access the modern kitchen, which provides ample worktop space and room for integrated appliances. The garden can be accessed through a single door from the kitchen.

Moving upstairs, you'll find four well-proportioned bedrooms. Additional storage is available on the landing, and the three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, at the front of the property, there is a lawn garden alongside a paved driveway leading to the detached garage, providing off-road parking for multiple vehicles. At the rear, there is a generously sized garden featuring a well-maintained lawn with paved patio areas, perfect for relaxing and entertaining.





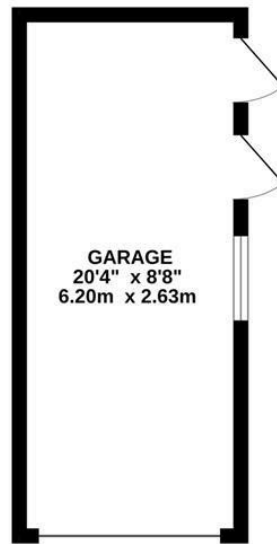
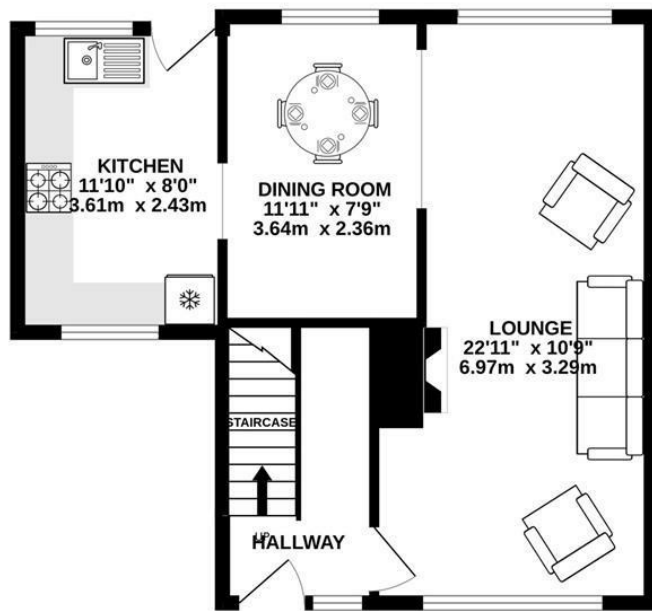




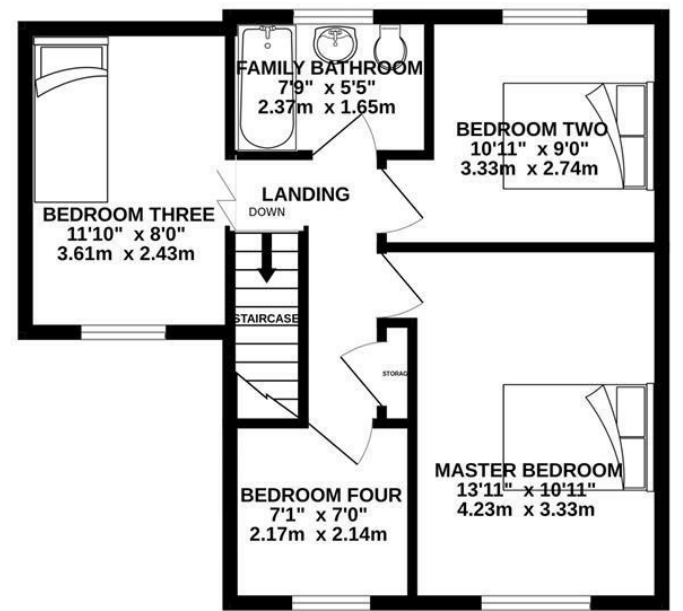




GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

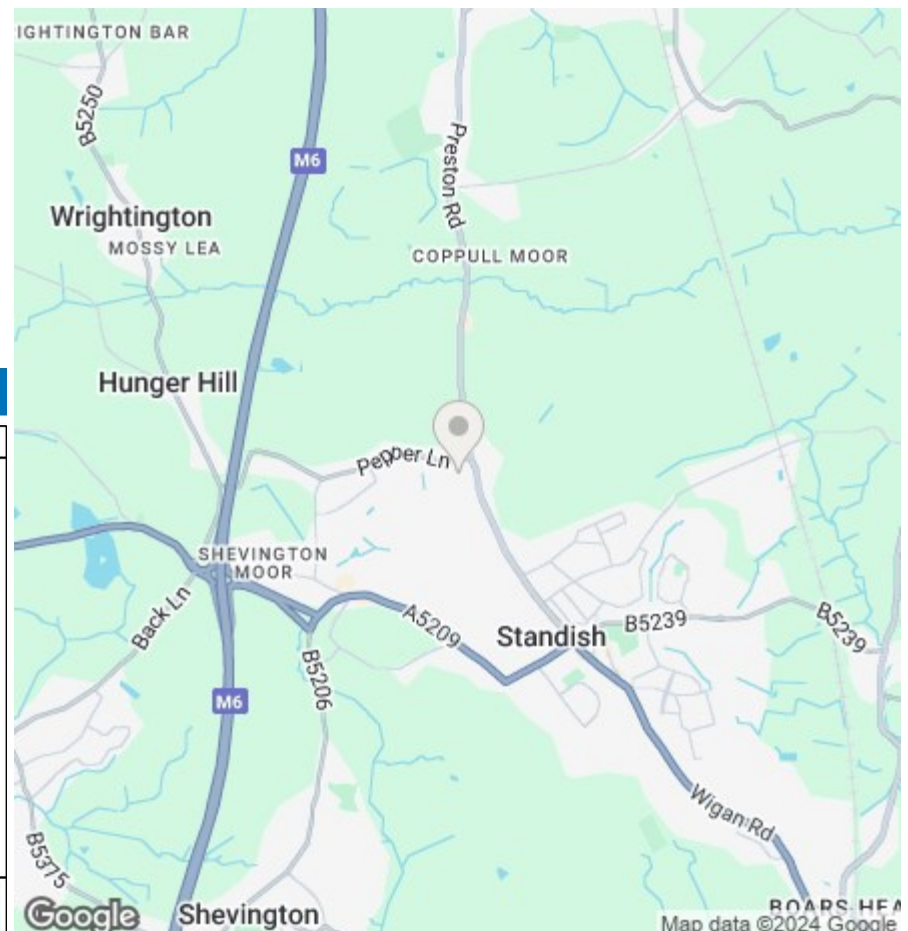


TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 82 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 68 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |