



Almond Green Avenue, Standish, Wigan

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this beautiful, three-bedroom, semi-detached family property situated on a quiet cul-de-sac in the highly sought-after village of Standish. Nestled within a brand new development, this home offers easy travel links to nearby towns such as Chorley and Wigan, while also being just a short walk from the village centre. Excellent transportation options are available, including local bus routes and close proximity to the M6 and M58 motorways. Standish offers a range of local amenities, including shops, schools, and picturesque rural walks.

As you enter the ground floor of this inviting home, you are welcomed by an entrance hall that provides access to the spacious lounge. The lounge is designed to accommodate a large sofa set and additional furnishings, and also features a good-sized under-stair bespoke shoe storage area. Moving to the rear of the property, you will find the stunning modern kitchen/dining/utility room. The kitchen is equipped with integrated Bosch appliances, including a hob, oven, fridge freezer, and dishwasher, making it a perfect space for entertaining guests. There is ample room for a large family dining table, and patio doors open directly onto the rear garden. The utility area offers space for a washer/dryer whilst adjacent lies a conveniently located WC.

On the first floor, you will find three well-appointed bedrooms. Two of these are spacious doubles, with the master bedroom benefiting from a three-piece en-suite shower room. The third bedroom, although capable of fitting a bed, is currently used as a dressing room with a free standing wardrobe, with an additional cupboard offering excellent storage solutions with shelving. The family 'roca' bathroom is elegantly finished with Porcelanosa tiles and includes a bath with an over-the-bath shower, providing a relaxing retreat for the whole family.

The exterior of this home is equally impressive, featuring a large driveway that can accommodate up to four cars off-road along with a lovely low maintenance graveled garden. The generous south-facing landscaped garden at the rear, with access through a passenger gate, is a true highlight, boasting a grassed area, gravel and composite decking as well as a patio, all lined with tall fencing for privacy. The garden is enhanced with solar lights, making it a perfect spot for evening gatherings. Three stepped planters to the rear also add to the functionality. The property also includes Hive central heating, security lights to the rear and side, fitted blinds, an alarm system, and a boarded loft with an easy pull-down ladder for additional storage. The boiler also has full service history.

This wonderful family home, with its modern amenities and prime location, offers a perfect blend of comfort and convenience.







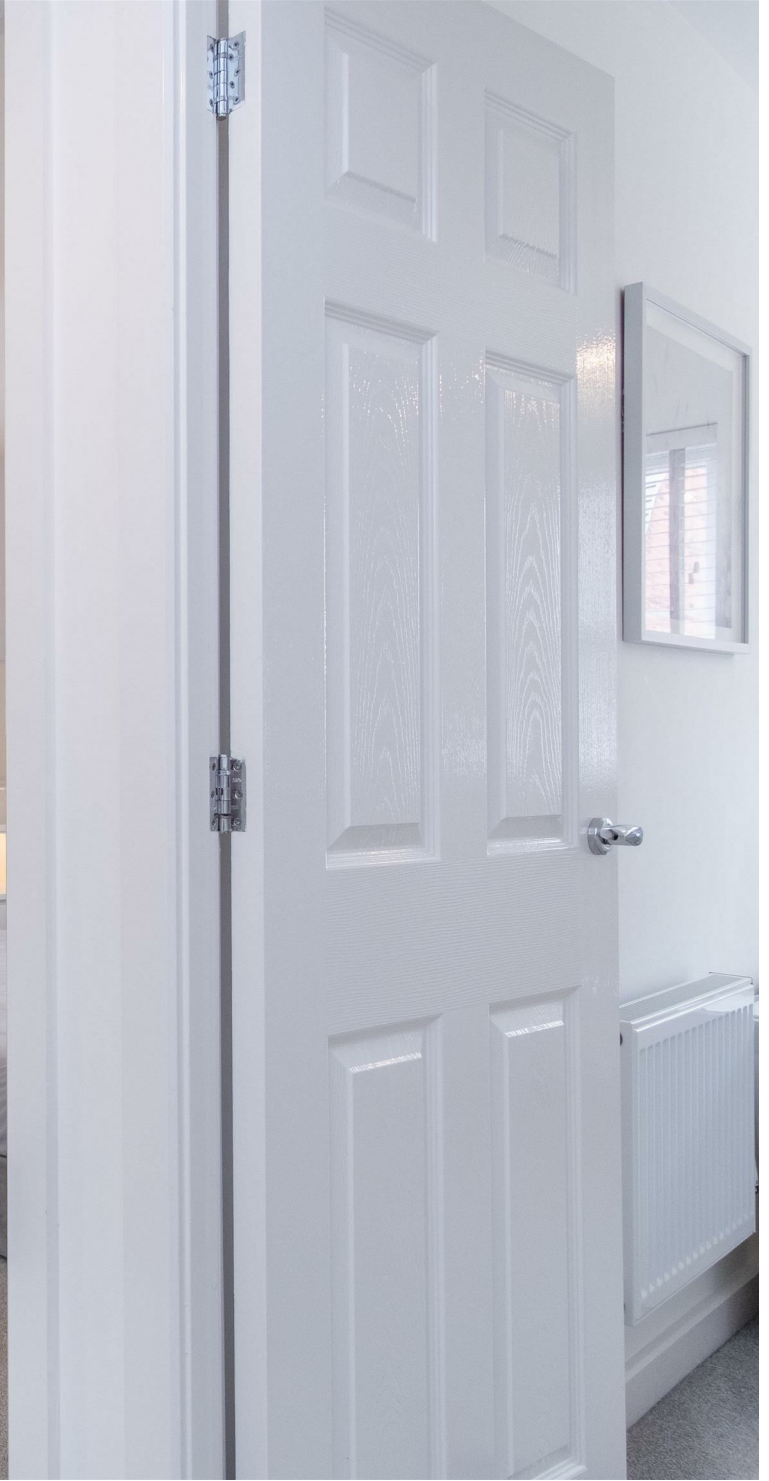




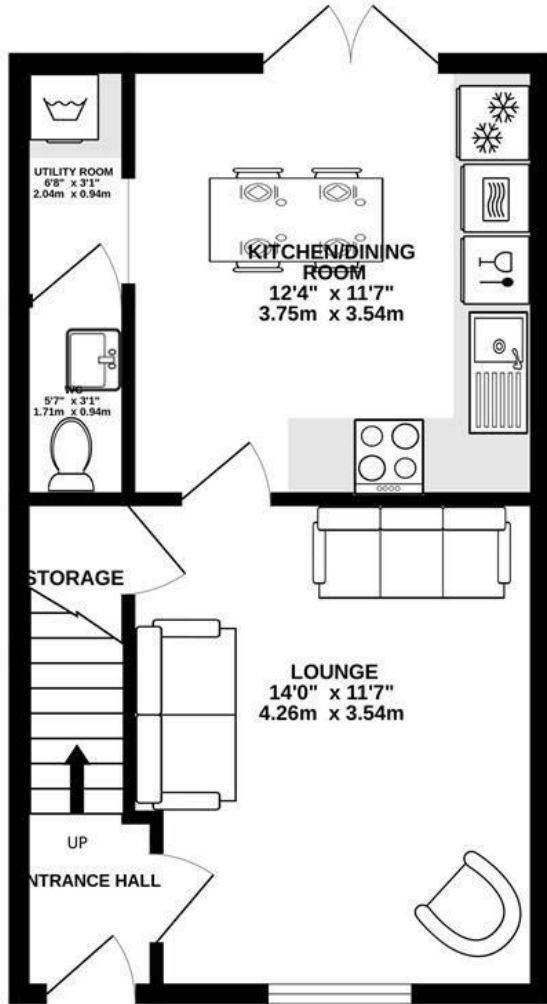
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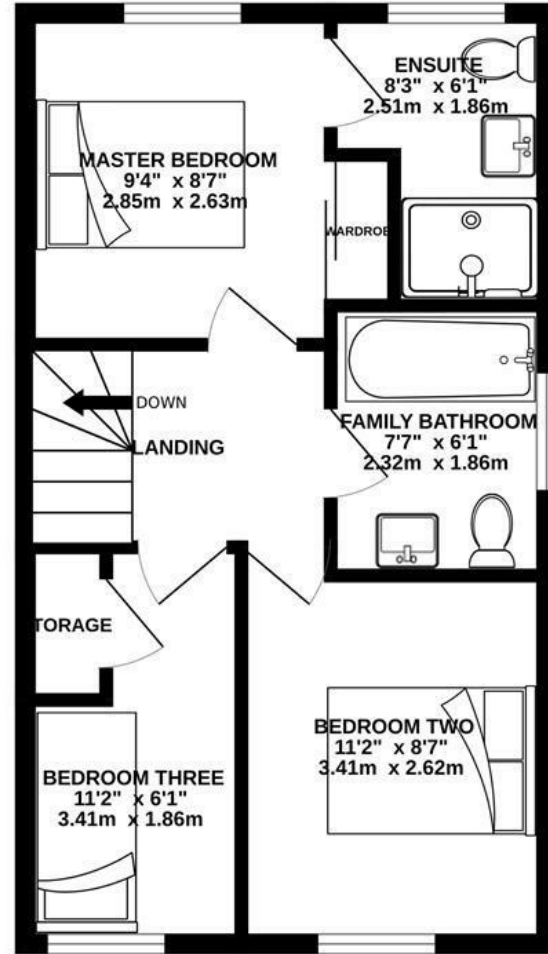
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GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.

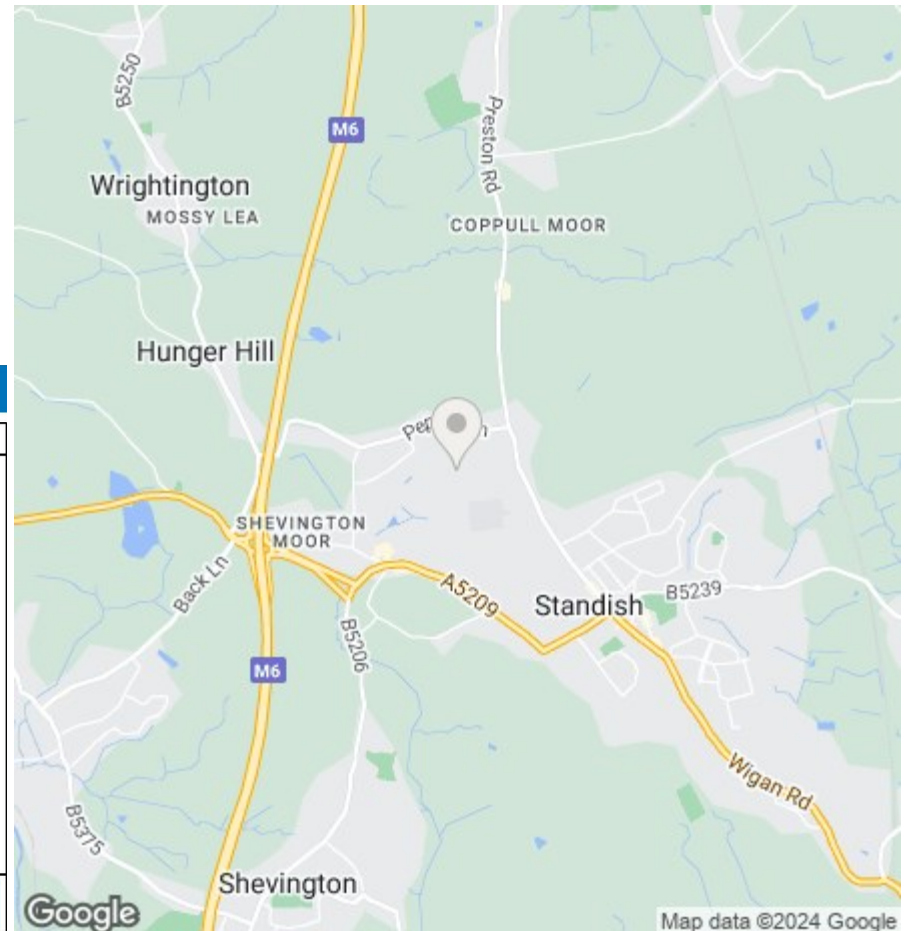


TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	