



**Ludlow Street, Standish, Wigan**

**Offers Over £209,995**

Ben Rose Estate Agents are delighted to introduce to market this charming three-bedroom semi-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 potential buyers excellent connectivity and ease of travel. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property via the welcoming porch, you will find yourself in the entrance hallway where the stairs to the upper level are located. From here, you will enter the spacious lounge, which boasts a beautiful bay-fronted window, a feature fireplace, and access to convenient understairs storage. The rear garden can be accessed from the lounge via a single patio door. Continuing through, you will enter the kitchen/diner, equipped with an integrated oven and hob, with additional space for freestanding appliances. There is ample room for a family dining table, and access to the garden is available through a single door. Completing the ground floor is a convenient WC located just off the kitchen.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with bedroom three benefiting from integrated storage. The three-piece shower room, featuring a walk-in shower, completes this floor.

Externally, the front of the property boasts an enclosed flagged driveway that offers off-road parking for multiple vehicles and leads to the single attached garage. The garage is accessed via an up-and-over door at the front, with a single door connecting to the garden at the rear. At the rear is a low-maintenance paved garden, generously sized to provide a perfect space for entertaining or relaxing.





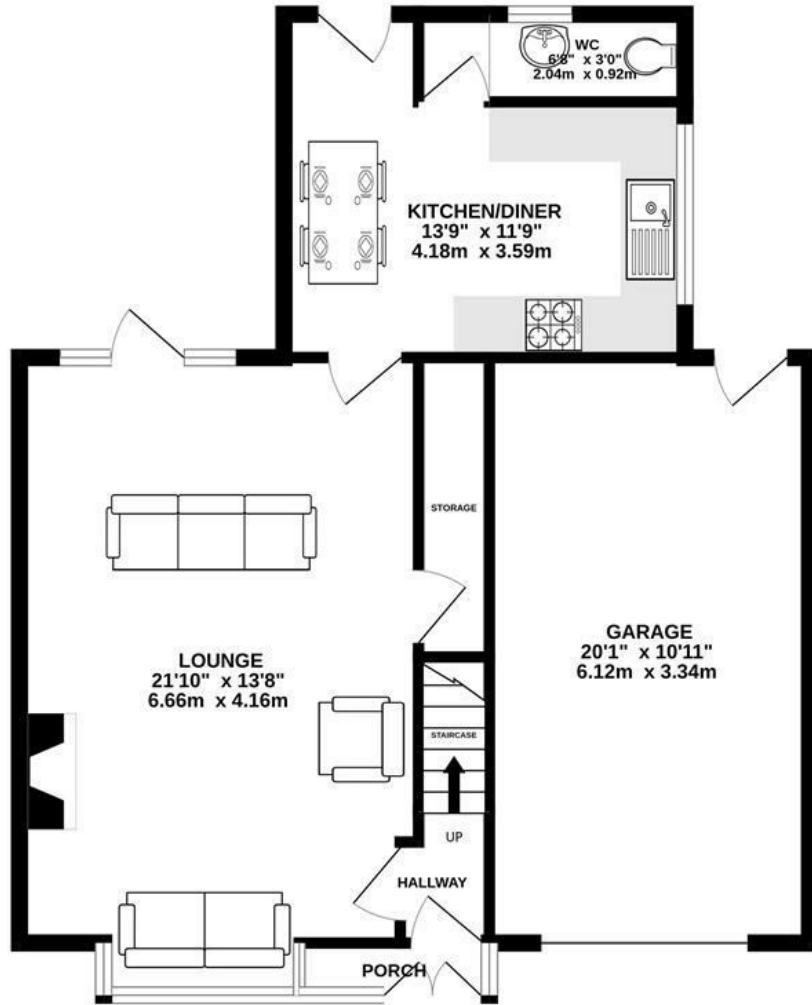




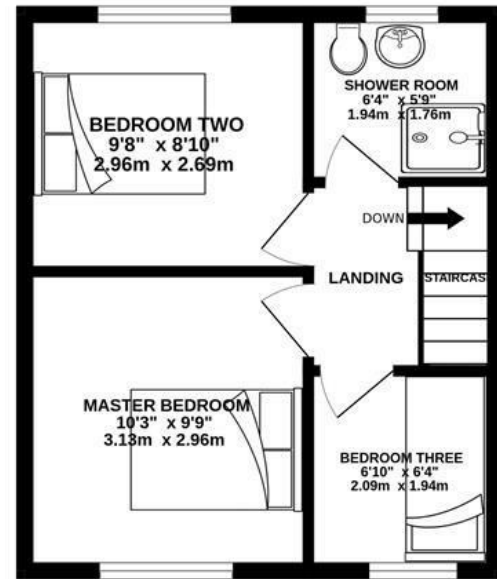




GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.

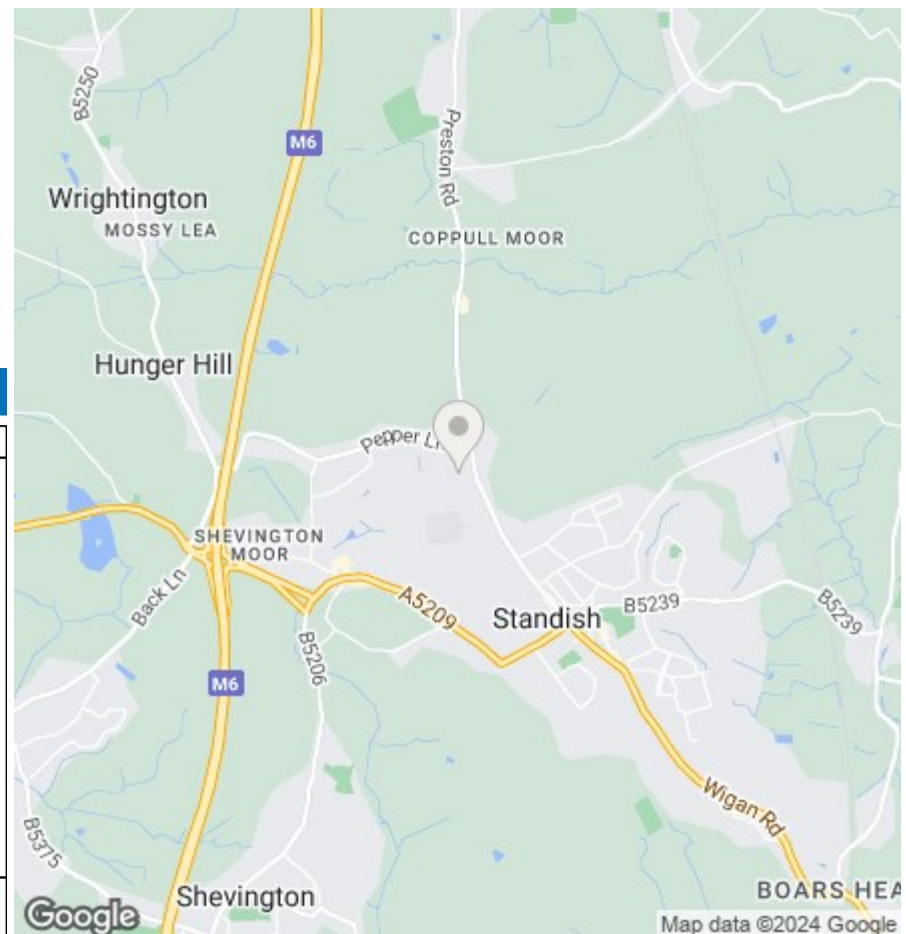


TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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