



Birch Avenue, Standish, Wigan

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this lovely Three-bedroom semi-detached bungalow nestled away on a quiet cul de sac on the outskirts of Standish, Wigan. This home is Ideal for someone seeking a property that lends itself to modernisation and ample opportunity for development. The house provides practicality being situated only a five minute drive from Standish and its amenities. The nearby access to the M6 motorways makes this house a great choice for those needing to commute as well.

Entering the home, you will find the main hallway leading to all the ground floor rooms. To the front is the spacious lounge with a cosy feature fireplace as well as a large front facing window that not only floods the room with natural light but also provides pleasant views of the distant White Coppice hills. Also at the front of the house with the same benefits is one of the three bedrooms. Moving down the hall you will find the other two bedrooms with the master being a spacious double and overlooking the dining room. The third is a versatile space and would make an ideal home office or snug. To the rear of the house is the kitchen with ample worktop space and fitted modern amenities such as a recent boiler, oven and hob. Next to the kitchen is the dining room, able to comfortably house a six person dining table. Double patio doors lead out into the garden and keep the room well lit. Completing the ground floor is the four piece family bathroom with a bath and separate shower. It's worth noting that the loft is fully boarded and supplied with electricity and lighting providing added practicality.

Externally the rear garden consists of low maintenance paving throughout and tall fences ensure it isn't looked over. There is also access to a handy garage that would function as a great workshop or storage area. To the front resides the well sized driveway, providing off the road parking.

Overall, this lovely house, with some modernisation, would make an ideal home for a first time buyer or small family seeking a project or investment opportunity.





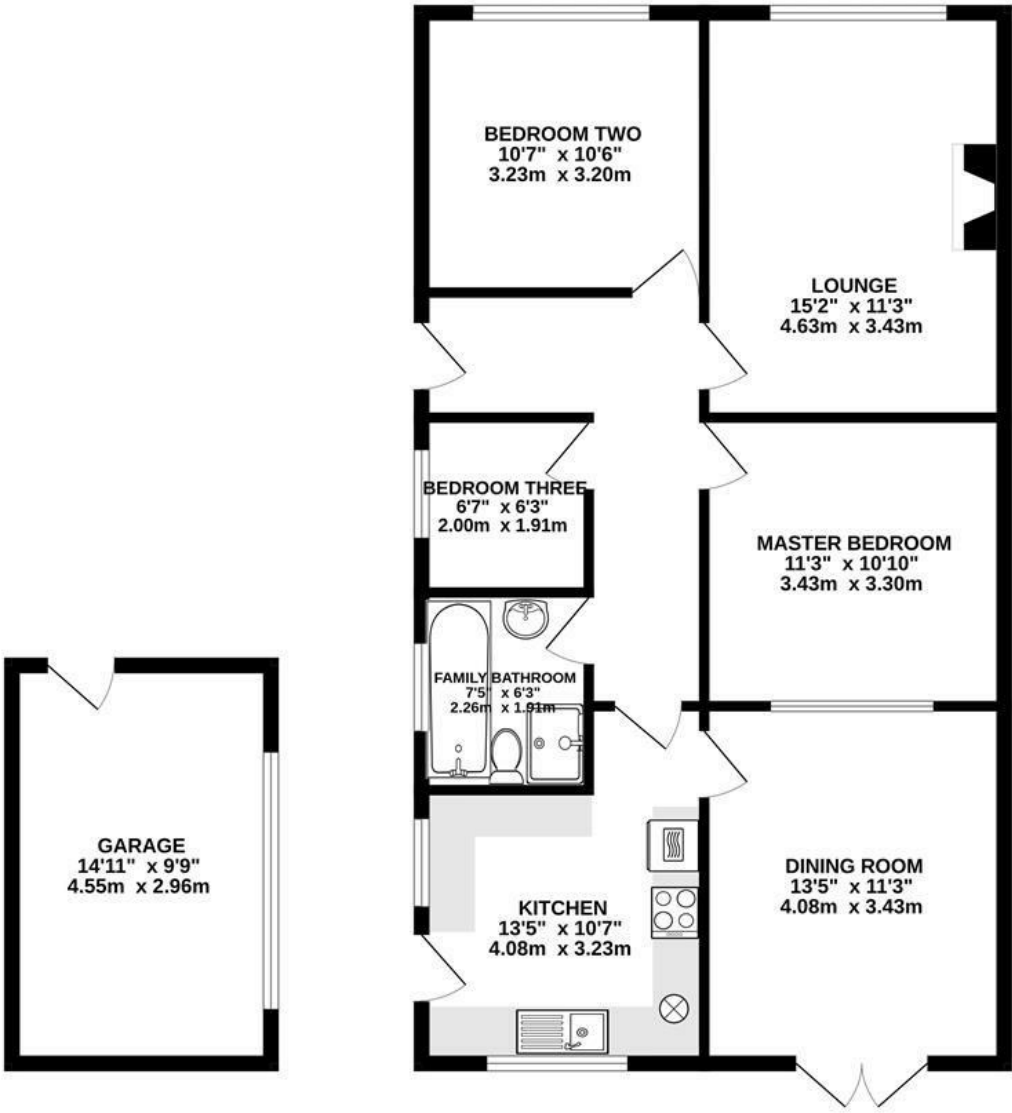









GROUND FLOOR
999 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
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 