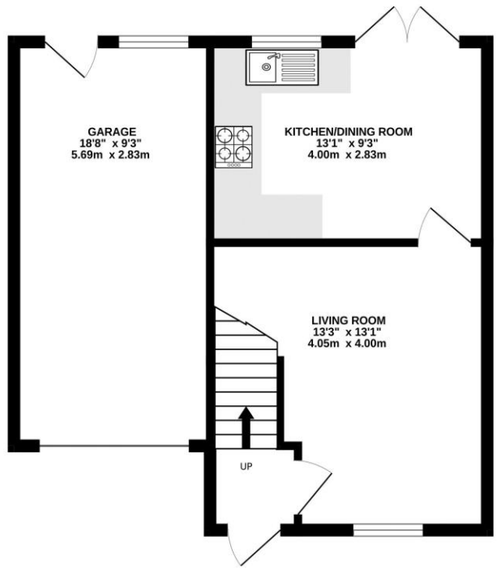
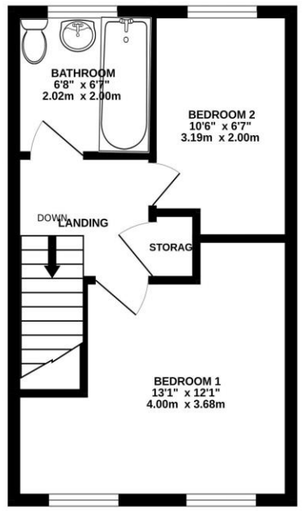
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GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

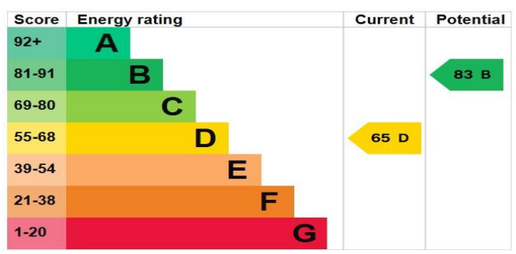


1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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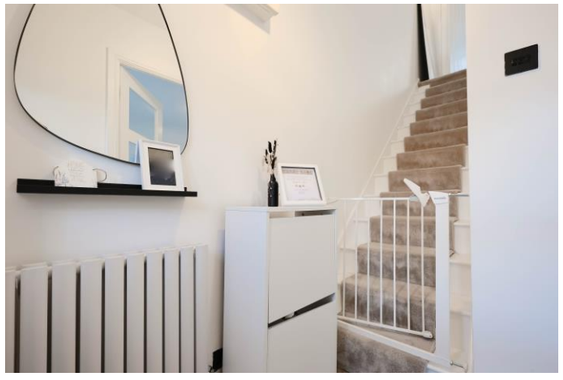
Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Offer In Region of £210,000

James Place, Standish, Wigan WN6 0JA

A well-presented detached home offering bright and comfortable accommodation, together with driveway parking, a brick-built garage and an east-facing rear garden. The property is approached via a driveway providing off-road parking and leads into a welcoming entrance hallway. To the front of the property is a bright and spacious lounge, featuring a bay window which fills the room with natural light. A glazed internal door leads through to the recently fitted kitchen diner at the rear. The kitchen diner offers a range of fitted wall and base units, with integrated oven and hob, together with ample space for dining. French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outdoor space. To the first floor are two bedrooms and a newly appointed family bathroom. The bathroom has been finished in a modern style and comprises a bath with shower over, vanity wash hand basin and WC, with complementary vinyl covering to the walls and ceiling. The spacious master bedroom is positioned to the front of the property and benefits from dual windows, creating a bright and airy room, together with useful built-in wardrobes. The second bedroom is a good-sized single room overlooking the rear garden and also benefits from fitted wardrobes. A useful storage cupboard is located on the landing, while access is provided to the loft via a pull-down ladder. The loft is partially boarded, providing useful additional storage space. Outside, the rear garden features a paved patio area leading onto a large lawn, providing a pleasant and practical outdoor space. The garden enjoys an easterly-facing aspect. To the front, there is driveway parking together with a brick-built garage, which has recently had its roof renewed. Standish is a highly sought-after village, renowned for its excellent local schools, vibrant high street with a range of shops, cafés and amenities, and lovely surrounding walks. The property is also ideally placed for commuters, being approximately 5 minutes from Junction 27 of the M6, while Wigan town centre is around a 15-minute drive away and provides excellent rail links.
















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