

MORGAN H LEWIS



Offers in Excess of £299,950

Buttercup Meadow, Wigan WN6 0ZU

- *Immaculately Presented Home
- *Three Bedrooms
- *Stunning South Facing Gardens
- *Driveway Parking
- *Well Positioned on Sought After Estate
- *Excellent Commuter Links
- *Village Location

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We are delighted to bring to the market this beautifully presented three-bedroom detached home, ideally positioned in the sought-after village of Standish. Perfect for modern family living, within easy reach of excellent local schools, a great selection of cafés, restaurants and everyday amenities, while lovely countryside walks, Wigan town centre and the M6 are all close by.

Upon entering the property, a spacious lounge, which is a comfortable and inviting room with plenty of natural light and handy understairs storage. At the rear, the impressive kitchen and dining room forms the heart of the home, with French doors opening directly onto the garden. The kitchen is fitted with a range of modern units and integrated appliances including a dishwasher, fridge, freezer and cooker, while a useful utility area provides plumbing and space for a washing machine, as well as a convenient and well sized w.c.

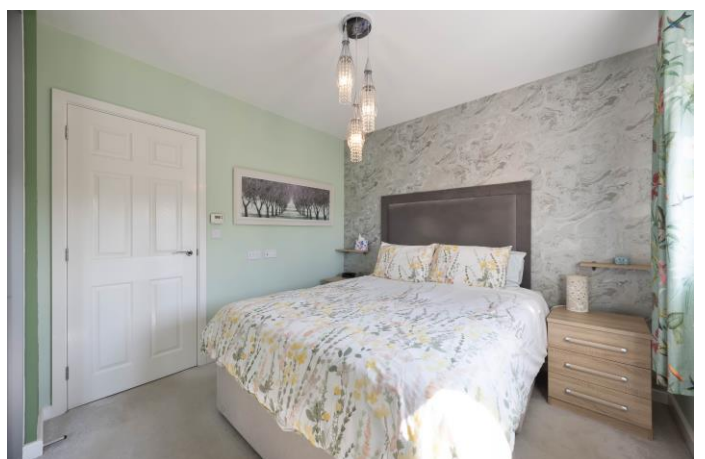
Upstairs, the main bedroom is a generous double with views over the garden and its own en suite shower room. Bedrooms two and three are also well-proportioned double room and single rooms, making this a particularly practical layout for families. Completing the first floor is the family bathroom, fitted with a bath, WC and vanity wash basin and access to the loft which has been partially boarded.

As wonderful as the home presents itself inside, outside is a truly amazing space. The south facing rear garden has been painstakingly curated to maximise both the usability and tranquillity of the space, a flagged seating area leads to laid lawn, which is outlined by beautifully stocked mature borders with a further pergola covered seating area to the rear and a handy shed for storage. This space is private, secure and enjoys plenty of sunshine, perfectly suited for outdoor dining, entertaining or simply enjoying the warmer months. To the side of the home is a further garden space, which could potentially be suitable for a future extension, subject to planning consents.

To the front, a driveway provides off-road parking for two vehicles with further on street parking available as well as fitted CCTV cameras.

Immaculately presented throughout and offering three bedrooms, excellent living space and a great location in the heart of Standish, this is a superb family home ready to move straight into.

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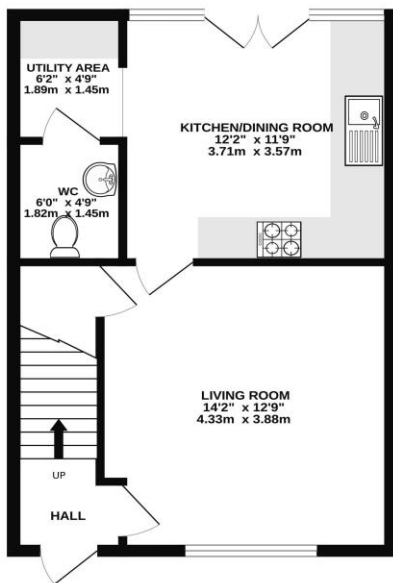


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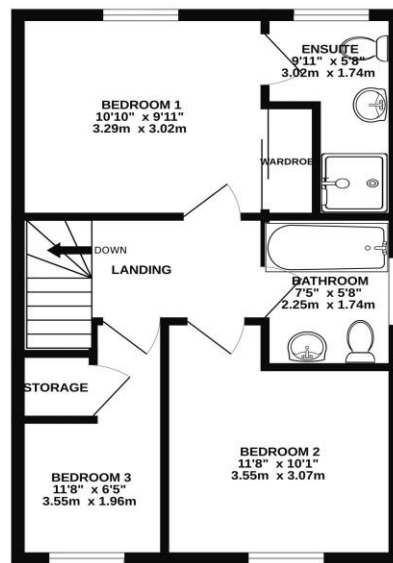


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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 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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