

194 Almond Brook Road

Standish, Wigan, WN6 0SS

Offers In The Region Of £195,000

2 | 1 | 1 | C

Sapphire Homes are delighted to be in a position to offer For Sale this well presented two bedroom semi detached family home in popular residential location situated close to local schools, amenities and transport links as well as being a short drive to Junction 27 of the M6 Motorway for those requiring commuter links and Standish Village centre is a ten minute walk with all the amenities and facilities this offers. The accommodation briefly comprises of entrance / hallway, good sized living area with feature fire and surround and to the rear elevation is a fitted dining / kitchen with access leading to the rear garden. To the first floor the landing provides access to 2 good sized bedrooms with the master benefitting from fitted robes, a small storage cupboard and there is a family bathroom with three piece suite in white and shower over bath. The property is warmed by Gas Central Heating and also benefits from Double Glazing as well as newly refreshed flooring and decor throughout. Externally to the front elevation there is off road parking, a lawn, well stocked borders and perimeter fencing with access ot the side elevation. The rear there is a patio area, lawn, well stocked border and fencing but given the plot size it does offer potential for an extension subject to planning permission. This property would suit professional, couple or small family and early internal viewing is highly recommended to appreciate in full. Offered to market with No Upward Chain.







GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Storage Cupboard

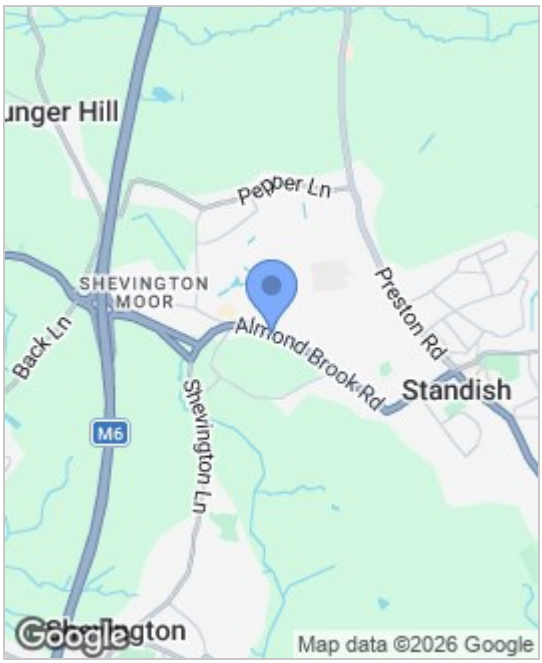
Master Bedroom

Bedroom 2

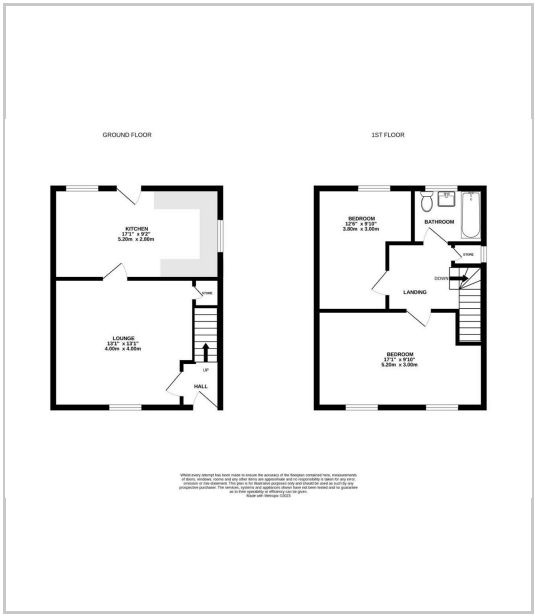
Bathroom

EXTERNAL

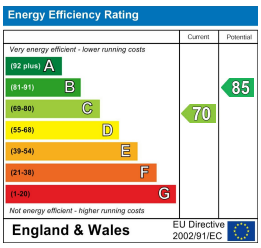
Area Map

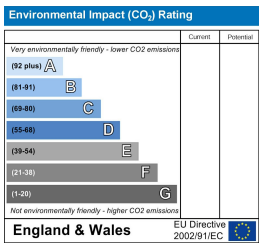


Floor Plans



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sapphire Homes (North) Ltd 80 Market Street, Wigan WN1 1HX
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366