



Almond Green Avenue, Standish, Wigan



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OIRO £420,000

- DETACHED HOUSE
- FOUR BEDROOMS
- FREEHOLD
- SOUGHT AFTER LOCATION
- PERFECT FOR FAMILIES
- COUNCIL TAX BAND E
- BEAUTIFULLY PRESENTED
- EPC RATING B
- DRIVEWAY PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES



This immaculate detached property is offered for sale in the sought-after area of Standish, Wigan. Designed with families and first-time buyers in mind, the residence provides versatile accommodation with four bedrooms, three bathrooms, a spacious open-plan kitchen featuring a kitchen island, abundant natural light, designated dining space, and a breakfast area. The property further benefits from one spacious reception room, parking, a single garage, and a private garden.

Located in Standish, the property boasts excellent access to local amenities, including Standish High Street which offers a variety of shops, cafes, and everyday essentials. Families will appreciate the proximity to respected local schools such as Standish Community High School and Wood Fold Primary School, which are both within easy reach.



Green spaces are readily available nearby, with Ashfield Park and Standish Recreation Ground offering opportunities for outdoor activities and relaxation. Public transport links are well-served, with Wigan North Western and Wigan Wallgate train stations accessible via a short drive. These stations provide frequent services to Manchester, Liverpool, and Preston, making the location convenient for commuting. Regular bus services operate throughout the area, providing further links to Wigan town centre and neighbouring districts.

The property has a B-rated EPC and falls within council tax band E. With its combination of contemporary living, practical features, and a family-friendly location, this detached home presents a valuable opportunity in Standish. Viewings are highly recommended to fully appreciate the accommodation and surroundings.



DISCLAIMER

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



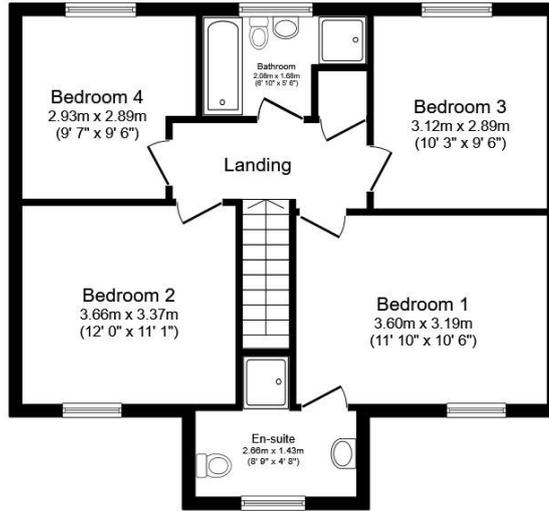






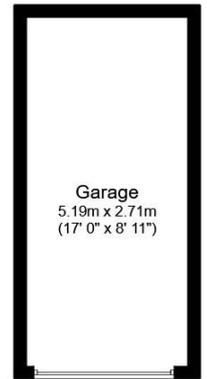
Ground Floor

Floor area 62.4 sq.m. (671 sq.ft.)



First Floor

Floor area 62.4 sq.m. (671 sq.ft.)

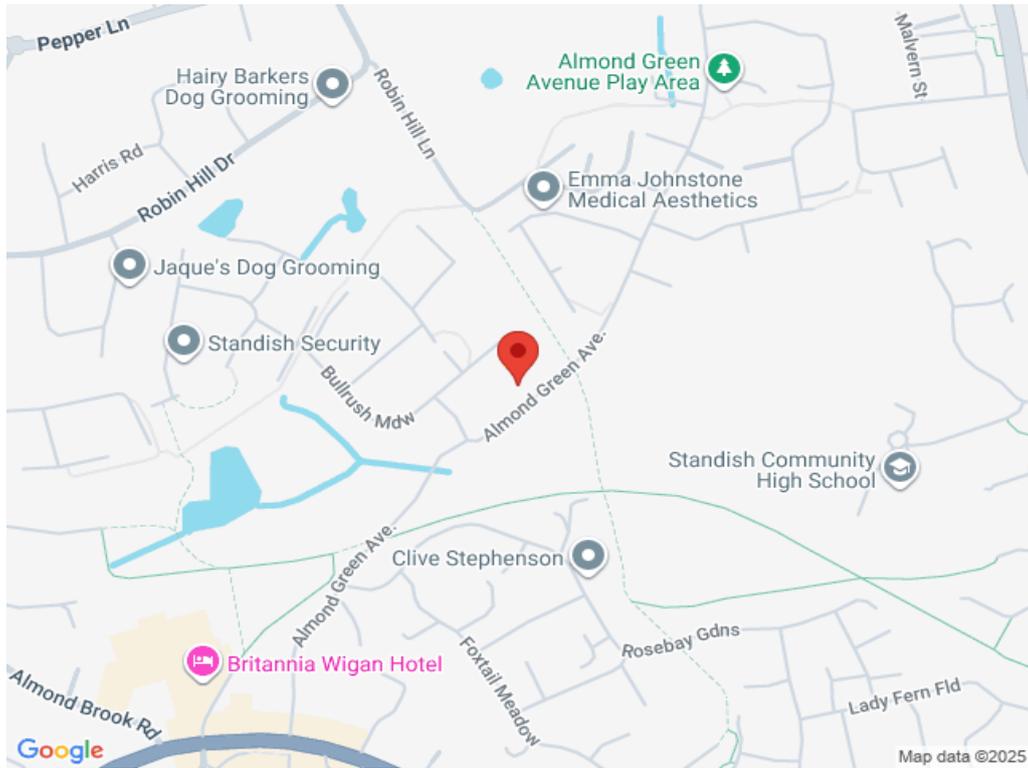


Garage

Floor area 16.0 sq.m. (172 sq.ft.)

Total floor area: 140.8 sq.m. (1,515 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Northwood (Wigan) Limited

01942 321 305

wigan@northwooduk.com