Maria B Evans Estate Agents Limited

4 Beacon View Standish WN6 0RL

Offers in the region of £145,000



- Modern lower ground floor apartment with private access
- Sought after location close to amenities
- Open plan living kitchen living dining room
- Two good sized bedrooms
- Three piece family bathroom
- Allocated private parking space
- Close to major transport networks
- Viewing is highly recommended
- No onward chain

Now available for sale and offered with no onward chain, this well-proportioned two-bedroom apartment is situated within a small and peaceful development in the heart of Standish, conveniently placed for a range of local amenities, schools and public transport links, with excellent access to the M6 motorway network.

Welcome in…

Occupying the lower ground floor, the apartment offers spacious and well-arranged accommodation, with the added benefit of patio doors providing direct access to the outside. A secure communal entrance system leads into the development, with the apartment itself opening into a generous entrance hallway incorporating two useful storage cupboards.



From here, you are welcomed into a spacious open-plan lounge, dining and kitchen area, providing a versatile living space ideal for both everyday living and entertaining. The kitchen is fitted with a range of wall, base and drawer units, together with a cooker integrated fridge freezer, dishwasher and washer dryer. To one end, patio doors lead directly on to a rear lower ground floor and a small external seating area.





There are two good-sized bedrooms, one double, one larger single, complemented by a modern family three piece bathroom suite fitted with a WC, wash hand basin and bath with shower over.





Externally, residents can enjoy communal gardens, together with allocated parking.





Beacon View presents an excellent opportunity for buyers seeking a conveniently located apartment with spacious accommodation and the benefit of no onward chain. Well appreciated a presented viewing is highly recommended to fully appreciate the space on offer and the convenient setting.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 107 years

We are reliably informed that the ground rent is circa £122.68 PA

We are reliably informed that the ground rent review period is every 5 years

We are reliably informed that the Service Charge is circa £1,428 PA

The Local Authority is Wigan Borough Council

The EPC rating is C

The Council Tax Band is B

The property is served by mains drainage

Please note:
Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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