



## 6 Hedgerow Gardens

Standish, Wigan, WN6 0UX

**Asking Price £215,000**



Sapphire Homes are delighted to offer For Sale this modern three bedroom three storey mid mews property situated in the most convenient of positions and is just a short stroll from the centre of the bustling village centre of Standish, with its host of outstanding local schools, shops and amenities including supermarkets as well as being perfectly located for those requiring commuter links or access to the motorway network. The property enjoys 1100 sq. feet of accommodation comprising an entrance / hallway with a cloakroom/WC, staircase leading up to the first floor and a useful understairs storage cupboard. Accessed from the hallway is a modern fitted dining kitchen which is situated to the front elevation and to the rear is the lounge with French doors leading directly into the rear garden. To the first floor there are two good-sized bedrooms and also a family bathroom consisting of a three piece suite in white including a panelled bath, wash hand basin and W.C. The second floor is dedicated to the master bedroom suite which features an ensuite shower room and useful storage area. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a tasteful decor. Externally there is an allocated parking space to the front elevation with a small garden area and to the rear there is a lawn area, patio, perimeter fencing and rear gated access.



GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen / Diner

Lounge

FIRST FLOOR

Landing

Bedroom 2

Bedroom 3

Bathroom

SECOND FLOOR

Master Bedroom

Ensuite

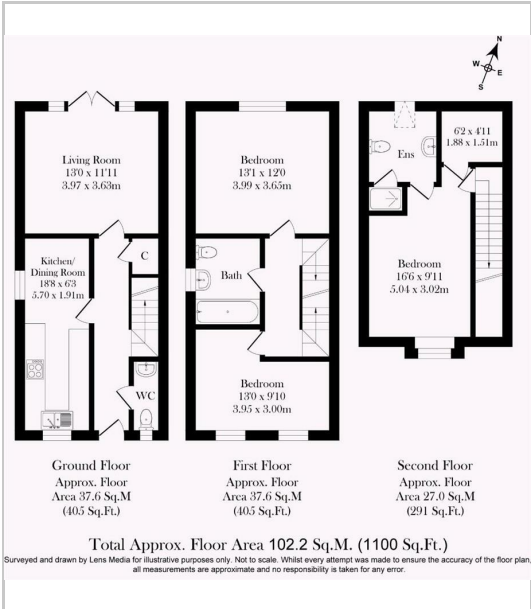
EXTERNAL

Rear Garden

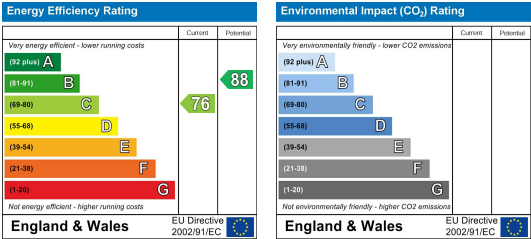
Area Map



Floor Plans



Energy Efficiency Graph



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