



56 Greenways

Standish, Wigan, WN6 0AF

Price £389,995



A substantial & beautifully presented 4 bedroom semi-detached family home, occupying a generous plot within the highly sought-after area of Standish offering spacious & versatile accommodation, garage, ample parking and a large mature rear garden extending to over 100 feet making this superb property perfect for established & growing families. In brief the accommodation comprises a welcoming entrance hallway, an impressive open lounge / dining room, providing approximately 31m² of living space with beautifully restored original parquet flooring, adding character & warmth which is further complemented by an impressive 8kW multi-fuel stove. The fitted kitchen provides practical everyday accommodation, while the separate garden room offers an additional reception space with direct access to the rear garden. This would be ideal as a sitting / family room, playroom, or entertaining space adding flexibility to the ground floor alongside a useful W.C. To the 1st floor there is a spacious principal bedroom with ensuite shower room & fitted wardrobes, two further double bedrooms and a 4th bedroom, suitable as a child's bedroom, nursery, or home office. The family bathroom boasts a modern three piece suite in white to complete the accommodation. Externally, there is ample off-road parking and a garage providing valuable additional parking or storage. The private rear garden is undoubtedly one of the property's standout features extending to over 100 feet in length, with a generous patio area ideal for outdoor dining and entertaining and provides an exceptional outdoor environment for family life. Situated within the highly desirable village of Standish, the property is conveniently positioned for local schools & village amenities, while Ashfield Park is just a short walk away, providing excellent nearby green space for walking, recreation, and family life. Early viewing is highly recommended to appreciate the scale, character, & location of this superb long-term family home.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge / Dining Room

Kitchen

Reception 2

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

EXTERNAL

Garage

Rear Garden

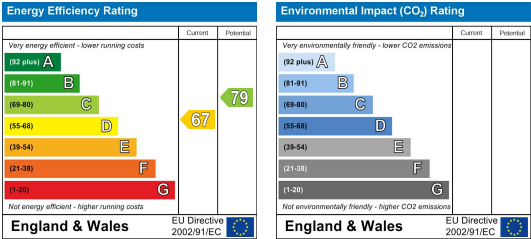
Area Map



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 the 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 relation to the property.