



Breakey & Co



Wigan Road, Standish

Offers in Excess of £300,000

- Three bedrooms
- Beautiful period property
- Highly prized location
- Immaculately presented throughout
- Loft room
- Two reception rooms
- Large rear garden
- Viewings essential
- EPC-E



Breakkey & Co



DESCRIPTION

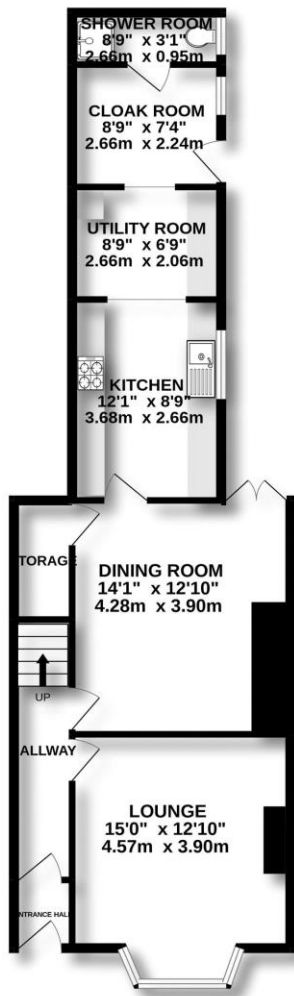
Wigan Road is a truly stunning semi-detached period property located in the highly prized area of Standish. This distinctive home boasts a generous amount of living space with large rooms and beautiful high ceilings. Perfectly presented to enhance the property's original features, this fabulous home presents a very exciting opportunity for a family. The property itself is ideally situated for accessing the vibrant centre of Standish Village which offers a range of shops, amenities, supermarkets trendy bars and restaurants. For families, the property is within the catchment to the area's outstanding schools and is only a short drive to the M6 motorway. Accommodation highlights include; a welcoming reception hallway, two spacious reception rooms, the galley style fitted kitchen, utility room, cloakroom and a shower room. To the first floor, the landing area gives access to two double bedrooms, one single bedroom and the modern family bathroom with a four-piece suite. This charming home also benefits from a loft room. Externally this wonderful home offers a large and well-established garden to the rear making this a fantastic outdoor space for a family to cherish. To the front elevation is a driveway providing off-road parking for two cars. Early viewings are highly recommended to truly appreciate what this sublime family home has to offer.



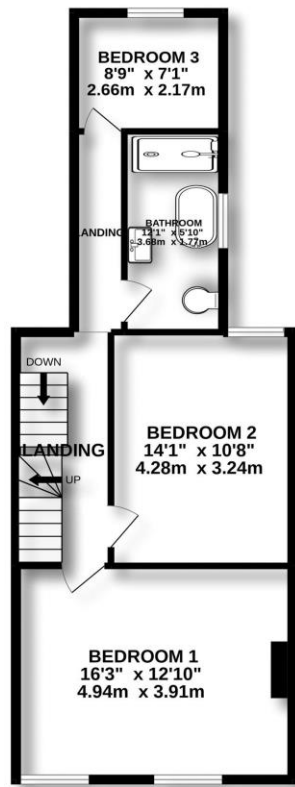




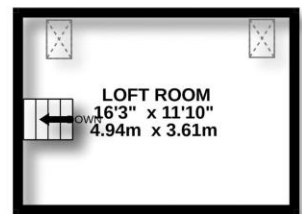
GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR
192 sq.ft. (17.9 sq.m.) approx.

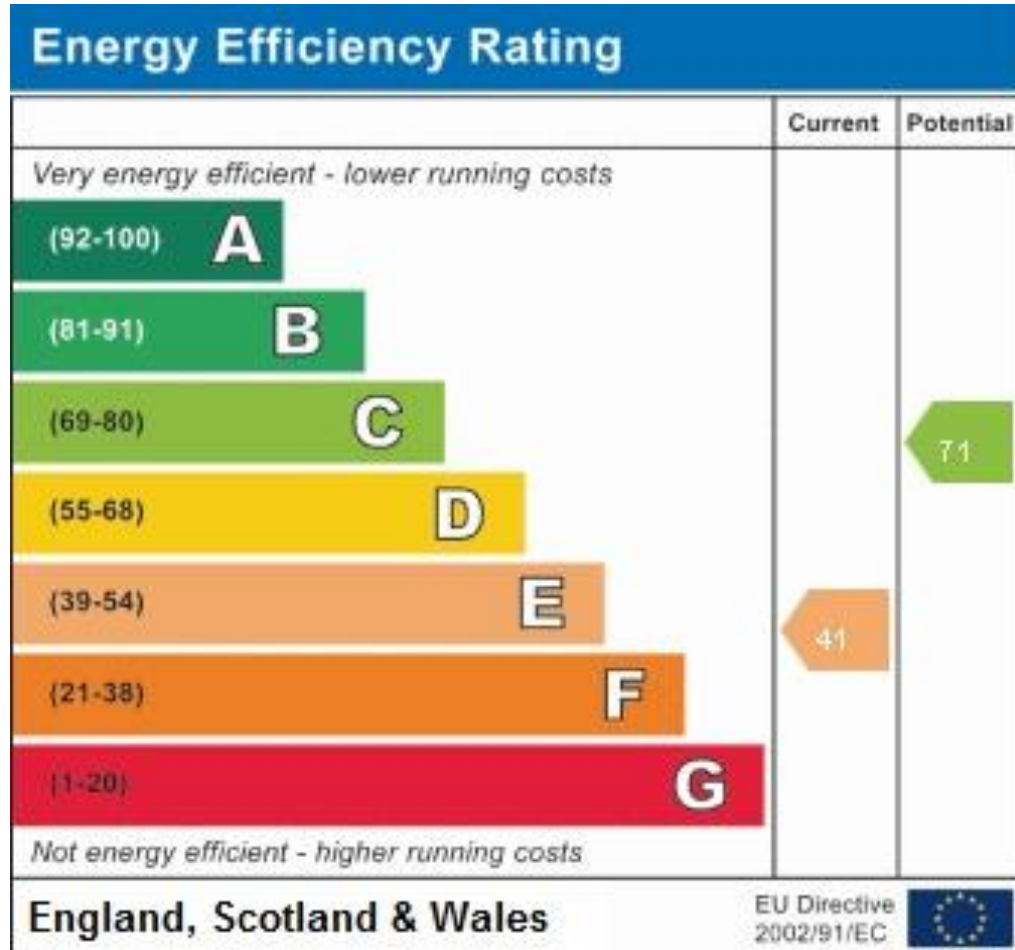


TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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