



Almond Pastures, Standish, Wigan, WN6 0GG

Offers in the region of £275,000

Sapphire Homes are delighted to offer for sale this recently built 4 bedroom detached family home, situated on a small select development of only 5 four bedroomed detached homes nestling at the end of a stunning cul-de-sac. From the styling of the modern kitchen kitchens and bathrooms, to the benefits of technological advances in today's house building methods, these spacious properties truly cater for the modern family. Located within easy proximity of junction 27 of the M6 and also close to the thriving village of Standish, the position provides both quiet enjoyment of a small secure development with countryside on your doorstep along with the huge convenience of fabulous motorway links and the local amenities and excellent schools of a highly sought after location. Internally the accommodation briefly comprises of a welcoming hallway with access to the generous lounge, downstairs w.c., integral access to the garage and to the rear elevation is an open plan kitchen / diner / family living area. To the first floor the landing area offers access to the 4 bedrooms with the master benefitting from ensuite with three piece shower suite in white and a family bathroom with modern four piece suite in white with separate bath and shower. Externally there is a garage with up and over door and integral garage, driveway providing off road parking and to the side / rear the property has a side garden area which has been recently landscaped with a patio and slate surround and to the rear is a majority lawn garden area with small patio and wooden perimeter fencing and well stocked borders. Internal viewings are highly recommended to appreciate this wonderful family home and is offered to market with No Upward Chain.



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Specialists in Sales, Lettings & Property Investments

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GROUND FLOOR

Entrance / Hallway

Entrance via UPVC Door with 2 x Double Glazed units, carpeted floor, centre light, wall mounted radiator, stairs leading to 1st floor accommodation. Door leading to lounge, downstairs w.c., integral garage and to the rear elevation door leads to family / dining / kitchen.

Lounge

To the front elevation with UPVC Double Glazed window, carpeted flooring, centre light, wall mounted radiator, tv point, double doors leading to family / dining / kitchen.

Kitchen / Dining / Family Area

Situated to the rear elevation is a generous kitchen / diner / family area. The kitchen area is fitted with a range of wall and base units, 1 and ½ stainless steel sink with chrome tap to compliment, double electric oven, gas hob with over the top extractor, built in fridge / freezer and dishwasher, breakfast bar area, inset spot lights, below unit lighting, vinyl flooring. At the family / dining area end there are large bi-fold doors, double doors leading to lounge area, centre light, 2 x wall mounted radiators and vinyl flooring.

Downstairs W.C.

Two piece utility suite in white comprising of low flush w.c., pedestal and basin with chrome taps to compliment, wall mounted radiator, centre light and vinyl flooring.

Integral Garage

Accessed both internally and from the front elevation. Up and Over door in white, electric points, utility area.

FIRST FLOOR

Landing

Generous landing area with doors leading to all 4 bedrooms, access to storage cupboard and door leading to family bathroom. Carpeted flooring, centre light, loft access point.

Master Bedroom

To the front elevation with UPVC Double Glazed window, carpeted flooring, centre light, wall mounted radiator, tv point, door leading to ensuite shower room.

Ensuite

Three piece shower suite in white briefly comprises of low flush w.c., built in sink with chrome taps to compliment, shower cubicle with glass shower screen, towel radiator, inset spot lights, UPVC double glazed window to the front elevation.

Bedroom 2

To the rear elevation with UPVC Double Glazed window, carpeted flooring, centre light, wall mounted radiator.

Bedroom 3

To the rear elevation with UPVC Double Glazed window, carpeted flooring, centre light, wall mounted radiator.

Bedroom 4

To the front elevation with UPVC Double Glazed window, carpeted flooring, centre light, wall mounted radiator.

Bathroom

Four piece suite in white briefly comprises of low flush w.c., panelled bath with chrome mixer taps to compliment, pedestal and basin with chrome taps to compliment, shower cubicle with glass shower bi fold doors, towel radiator, inset spot lights, UPVC double glazed window to the rear elevation.

EXTERNAL

Rear Garden

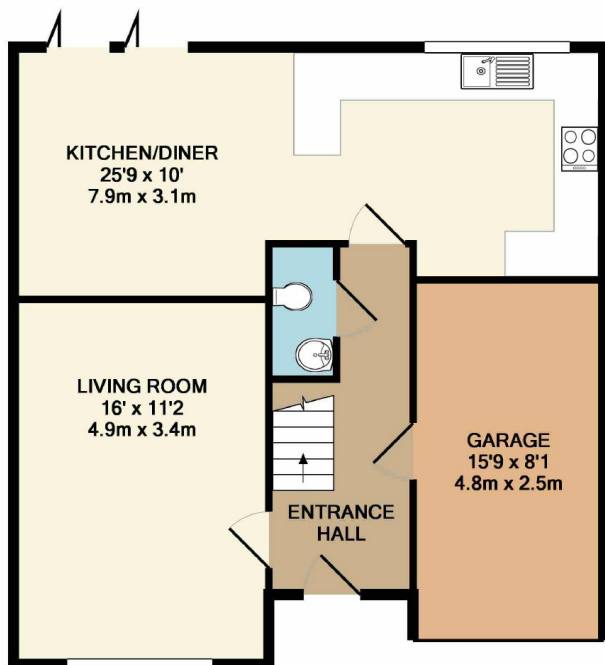
Patio area running adjacent to the rear of the house and to the side elevation where there is gated access, there is a wooden perimeter fencing, well stocked borders and a good sized lawn area perfect for a family and hosting summer BBQ's.

Side Garden

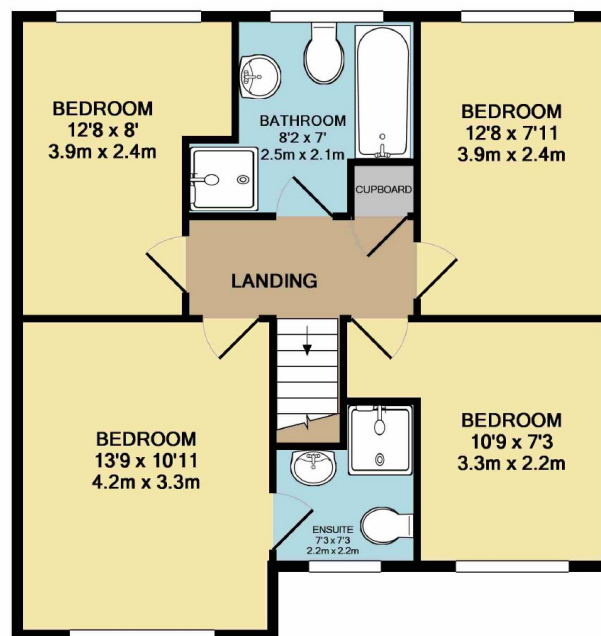
To the side of the property is a further garden area with a feature patio area with slate surround.



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GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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