



Lordy Close, Standish, Wigan, WN6 0BF

Offers over £320,000

Sapphire Homes are delighted to be in a position to offer For Sale this impressive four bedroom detached family home in corner plot location with South Facing Rear Garden.

This wonderful property occupies a generous plot on this much sought after residential development, that is also conveniently positioned midway between the village of Standish and Wigan town centre and also being a short drive away from Junction 27 of the M6. The accommodation briefly comprises of entrance / hallway leading to a generous living area to the rear elevation with gas fire and surround with doors leading to a conservatory, modern fitted kitchen with dining area, utility room, wc and a further reception room to the front elevation. To the first floor there is a generous landing area with access doors leading to all 4 of the bedrooms with two bedrooms benefiting from built in robes and the master bedroom boasting a generous ensuite with three piece shower suite in white and a family bathroom with three piece suite. Externally, the property affords a good sized rear gardens with large patio area, lawn, and shed offering additional storage. To the front of the property is a driveway with offers off road parking for 2-3 cars leading to single garage. The property is warmed by Gas Central Heating, has UPVC double glazing throughout as well as a tasteful and neutral decor.

Early Internal viewing is highly recommended to appreciate in full. Offered with No Upward Chain.



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GROUND FLOOR

Entrance / Hallway

Accessed via front door and doors leading to both reception rooms, kitchen / diner, downstairs wc, and stairs leading to first floor accommodation. Laminate flooring, wall mounted radiator, centre light fitment.

Lounge

To the rear elevation with carpeted flooring, wall mounted radiator, centre light fitment, modern gas fire and surround, door leading to conservatory.

Dining Room / Reception 2

Bay window to the front elevation with laminate flooring, wall mounted radiator, inset spot lights, tv point.

Kitchen

Fitted with a range of wall and base units with worktops to compliment, single oven with gas hob and extractor, integrated fridge / freezer, 1 and ½ stainless steel sink with chrome mixer tap, tiled splash backs, access to utility room, UPVC double glazed window to rear elevation, wall mounted radiator, centre light fitment, inset spot lights below wall units.

Utility Room

Fitted with a range of wall and base units with worktops to compliment, stainless steel bowl sink with chrome mixer tap and drainer, tiled splash backs, UPVC double glazed door to the side elevation, wall mounted radiator, centre light fitment.

Downstairs WC

To the front elevation with two piece suite comprising of WC, Vanity Unit with Sink and Mixer Tap, UPVC double glazed window to the front elevation, wall mounted radiator, centre light fitment.

Conservatory

To the rear elevation with dwarf wall and UPVC construction and fitted with karndean flooring, wall mounted radiator, inset spot lights and insulated roof with UPVC internal fitting.

FIRST FLOOR

Landing

Stairs leading to landing area which offers access to all 4 bedrooms, family bathroom and storage cupboard housing hot water / heating system.

Master Bedroom

To the rear elevation with carpeted flooring, UPVC double glazed window, wall mounted radiator, centre light, tv point, built in cupboard / robe, door leading to ensuite.

Ensuite

To the side elevation with modern three piece shower suite in white which briefly comprises of large walk in shower with glass panel screen, low flush WC, pedestal and basin with chrome mixer tap, tiled flooring, tiled walls,

Bedroom 2

To the rear elevation with laminate flooring, UPVC double glazed window, wall mounted radiator, centre light, built in cupboard / robe.

Bedroom 3

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

Bedroom 4

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

Bathroom

To the side elevation and fitted with a modern but traditional 3 piece suite in white with panel bath, Low Flush WC, Pedestal and Basin with chrome taps, tiled flooring, tiled walls, extractor, towel radiator, UPVC double glazed window to the side elevation.

EXTERNAL

Tarmac driveway offering parking for 2-3 cars leading to single garage, lawn area, access to side elevation, recently built brick wall with fence panel inserts to side elevation.

Garage

Single garage with up and over door, lighting, power point.

Rear Garden

Generous South facing rear garden with corner plot with large patio area, lawn, well stocked borders with trees, shrubs and mature plants, perimeter fencing.



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