



Hillbank, Standish, Wigan, WN6 0BX

Price £389,995

Sapphire Homes are delighted to be in a position to offer For Sale this impressive 4 bedroom detached family home set in this quiet cul de sac and private location bordering Ashfield Park woodland. The property is also in close proximity to the heart of Standish as well as being close to excellent local schools, transport links and amenities. In brief the accommodation provides extensive well presented living space comprising of entrance hallway, cloaks/W.C., lounge, dining room, study / reception 3, conservatory and luxury breakfast kitchen. To the first floor there are four large double bedrooms with the master bedroom benefitting from en-suite bathroom and a luxury shower room / family bathroom. Outside there are well kept gardens to four sides of the property along with ample parking for 3 - 4 cars and a single integral garage. The property has a tasteful decor throughout, as well as being warmed by Gas Central Heating and having UPVC double glazing throughout. Viewing is highly recommended to appreciate this family home in full. 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

Downstairs WC

Lounge

Dining Room

Conservatory

Kitchen

Office / Reception 3

FIRST FLOOR

Master Bedroom

Master Bathroom

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

EXTERNAL

Rear Garden

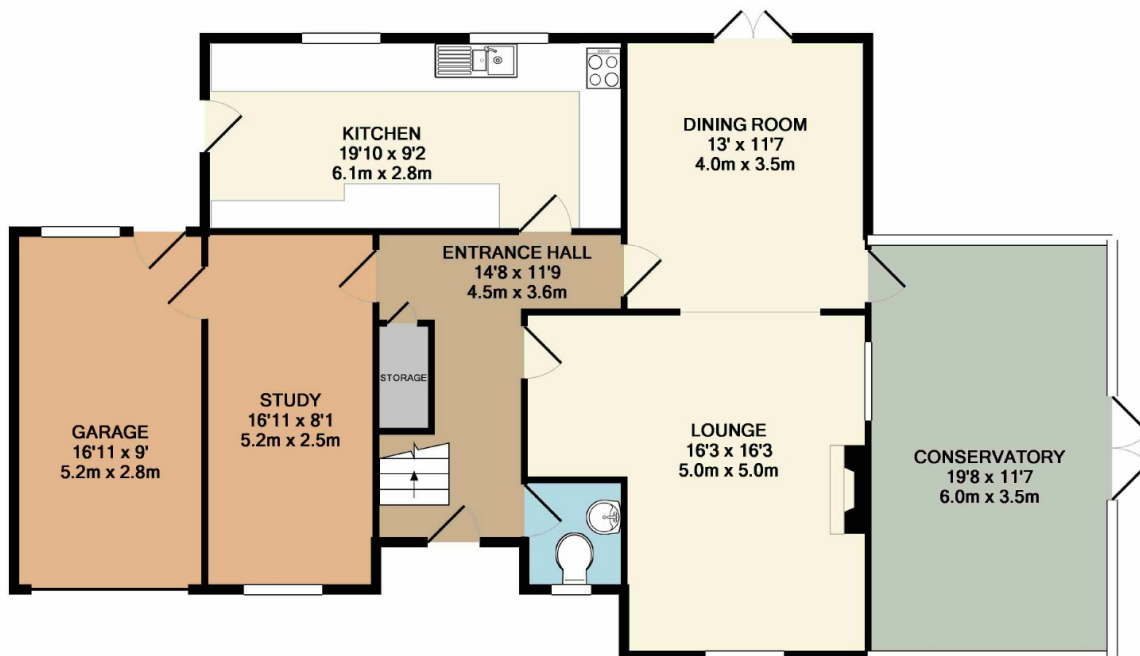
Side Garden



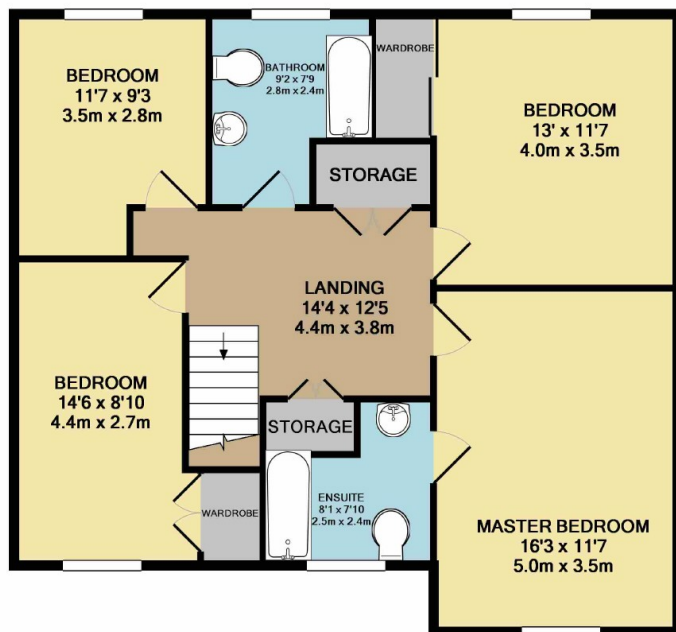
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GROUND FLOOR
APPROX. FLOOR
AREA 1220 SQ.FT.
(113.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 855 SQ.FT.
(79.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2075 SQ.FT. (192.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	72
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	68
EU Directive 2002/91/EC			