



Spelding Drive, Standish Lower Ground, Wigan, WN6 8LW

Offers over £300,000

We are delighted to offer For Sale this immaculately presented and deceptively spacious extended six bedroom detached house located in this sought after area of Wigan with a generous plot and perfect for a family / couple with being close to local amenities, schools and transport links including a short drive from Junction 27 of the M6. The accommodation briefly comprises of porch, leading to large welcoming entrance / hallway, downstairs WC, large lounge, reception 2, office / playroom and to the rear is a luxury modern fitted kitchen, dining / family room with folding doors leading to the rear garden.

To the first floor there are six good sized bedrooms with two bedrooms benefitting from ensuite bathrooms and a family bathroom with modern luxury four piece suite in white with. The property is warmed by gas central heating and benefits from UPVC double glazing throughout. In addition there is Cat 6 wiring installed, sound system and there is a neutral and modern decor. Externally there are low maintenance front & rear gardens with a driveway providing off road parking leading to a double detached garage. Early internal viewings are highly recommended to appreciate in full. Offered with No Upward Chain.



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Spelding Drive, Standish Lower Ground, Wigan,

GROUND FLOOR

Porch

To the front elevation, the property is accessed via composite door to the front aspect with double glazed window to the side elevation, laminate flooring, centre lighting.

Entrance / Hallway

Accessed via the porch you are greeted by a large welcoming spacious hallway with doors leading to the lounge, study, dining room, W.C. and stairs leading to the first floor accommodation. Laminate flooring, wall mounted central heating designer radiator and centre light fitment.

W.C. / Cloakroom

Double glazed frosted window to the front elevation, central heating radiator, low level w/c, wall hung sink, tiled flooring, part tiled elevations.

Lounge

To the front elevation with UPVC double glazed bay window, 2 central heating radiators. TV points, CAT6 network points and a ceiling speaker. There is also a glass brick feature wall allowing natural light into the room and a nice laminate flooring.

Dining Room / Snug / Reception 2

With laminate flooring, 2 central heating radiators, TV points, CAT6 network points, ceiling speaker and a UPVC double glazed window to the side elevation.

Study / Office / Playroom

Light and airy space with two UPVC double glazed windows, central heating radiator, CAT6 network points and laminate flooring.

Kitchen / Diner

To the rear elevation is a large fitted kitchen diner incorporating a range of white gloss mounted wall and base units including an island with worktops to compliment. Appliances include 2 x single electric ovens, induction hob, integrated microwave, integrated coffee machine, dishwasher, fridge, freezer, washing machine and wine cooler. There are large UPVC bi-folding double glazed doors and a UPVC double glazed window facing the rear aspect and flooding the room with natural light, wall mounted radiator, 2 ceiling speakers, CAT6 network point, TV point, tiled floor in an Herring Bone design and glass brick feature wall adjoining the lounge.

FIRST FLOOR

Stairs / Landing

Spindle staircase with striped carpet leading to the first floor accommodation. Large landing with access to all 6 bedrooms and family bathroom.

Storage Cupboard: Housing power sockets and a data cabinet for terminating the CAT6 network points.

Master Bedroom

UPVC double glazed bay window, laminate flooring, CAT6 network and TV points. Built in sliding wardrobe with mirrored doors, 2 ceiling speakers and a central heating radiator.

Ensuite

UPVC double glazed frosted window, central heating radiator, low level w/c, wall hung sink with vanity unit, shower cubicle, tiled flooring and tiled elevations.

Bedroom 2

UPVC double glazed window, laminate flooring, two ceiling speakers and CAT6 network and TV points.

Ensuite

UPVC double glazed frosted window, central heating radiator, low level w/c, wall hung sink with vanity unit, quadrant shower cubicle, tiled flooring, tiled elevations and a ceiling speaker.

Bedroom 3

UPVC double glazed windows, laminate flooring and CAT6 network and TV points. 2 ceiling speakers and a central heating radiator.

Bedroom 4

UPVC double glazed windows, laminate flooring and CAT6 network and TV points. 2 ceiling speakers and a central heating radiator.

Bedroom 5

UPVC double glazed window, laminate flooring and CAT6 network and TV points.

Bedroom 6

UPVC double glazed window. Laminate flooring, CAT6 network and TV points.

Bathroom

UPVC double glazed frosted window, designer central heating radiator, low level w/c, wall hung sink with vanity unit, a bath, quadrant shower cubicle, tiled flooring, tiled elevations and a ceiling speaker.

EXTERNAL

To the front and side of the property is a grassed area and a hedge boundary at the front.

Rear Garden

To the rear is a large patio area and small grass area and a door which leads to the double garage and drive at the rear of the property.

Detached Double Garage

With electric sliding door, power points, lighting, UPVC door leading to the rear garden.



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