



**Church Street, Standish, Wigan, WN6 0JT**

**Offers over £107,000**

Sapphire Homes are delighted to offer For Sale this stone built mid terraced property located in the heart of Standish and is perfect for a homeowner who wishes to be close to local schools, amenities and transport links. The accommodation briefly comprises of entrance / vestibule leading to a generous lounge with feature fireplace and surround, modern fitted kitchen with utility room and small dining area to the rear with access to the rear garden. To the first floor the landing provides access to two good sized bedrooms and a bathroom with three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from a tasteful decor as well as double glazing throughout. Externally the property is pavement fronted and to the rear is a low maintenance garden with a brick built shed / outhouse offering useful storage. Early internal viewings are recommended to appreciate the potential and the property would be perfect for professional, couple or small family. No Upward Chain.



# Church Street, Standish, Wigan, WN6 0JT

## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

## EXTERNAL

Rear Garden

Brick Shed

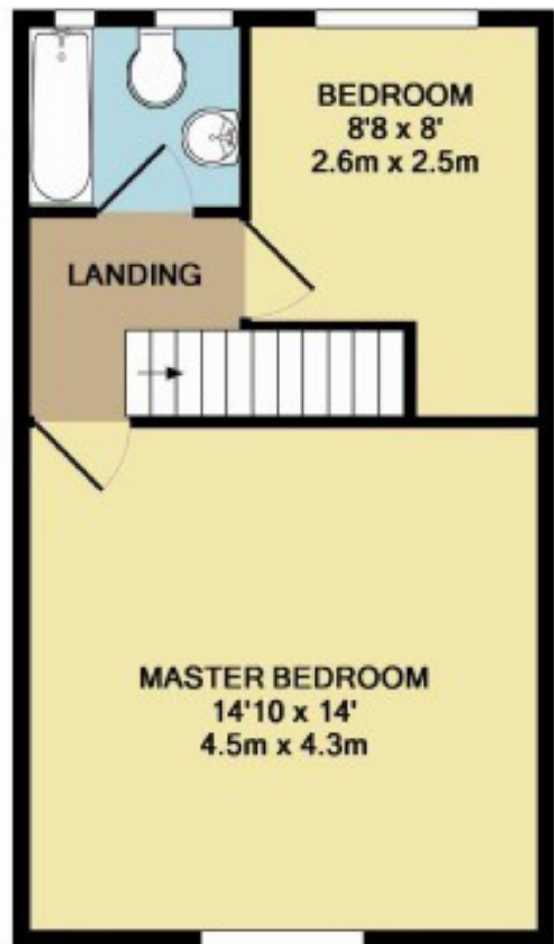
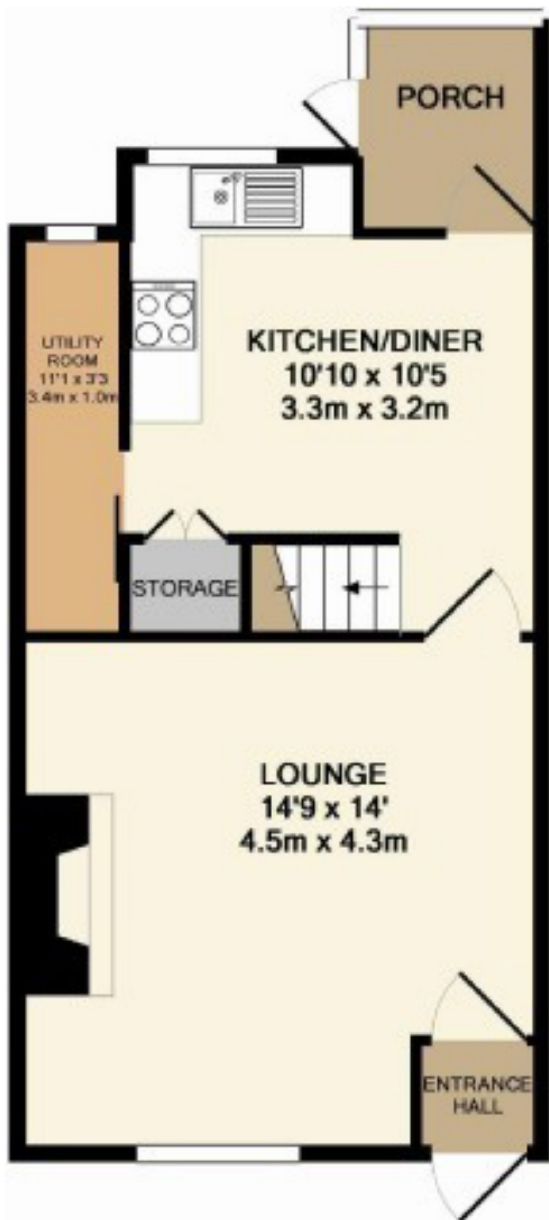


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*Specialists in Sales, Lettings & Property Investments*





**TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>73</b>	<b>73</b>
England & Wales		EU Directive 2002/91/EC	

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