



Coniston Park Drive, Standish, Wigan, WN6 0AS

Price £360,000

Sapphire Homes are delighted to bring to market this exceptionally presented 4 bedroom detached family home that is finished to a high standard throughout and enjoys a truly stunning rear aspect with south facing views across open picturesque farmland.

The home is positioned on the much sought after Coniston Park Drive, a quiet residential location just off Wigan Road in Standish which is also a short walk to the popular Ashfield Park as well as being close to outstanding local schools, transport links and amenities including the village of Standish which is just 1 mile away.

The property is truly deceptive in terms of square footage and has been much improved by the current owners with expert remodelling and high quality fixtures and fittings throughout making internal viewings a must.

The accommodation in brief comprises of a generous entrance / hallway, lounge with feature bay window, wc / cloaks, utility room and to the rear elevation is a stunning, contemporary open plan family room with lounge / kitchen / diner which is a striking success both in terms of layout and design and is perfect for the modern family and entertaining guests.

To the first floor the landing provides access to four bedrooms, with a three piece ensuite & fitted units to the master bedroom, plus a modern principal family bathroom with three piece suite with shower over bath.

Externally the property has a low maintenance front garden, driveway leading to an attached garage, whilst to the rear, the elevated position means the superb open views are even more impressive from a large decking area. Stepping down into the lower garden there is a well maintained lawn area, stocked borders and perimeter fencing. The rear also benefits from a southerly aspect & therefore sun all day. Early Viewings are essential to appreciate this wonderful family home.



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GROUND FLOOR

Entrance / Hallway

Lounge

Family Living / Dining Room

Kitchen / Diner

W,C.

Utility Room

Store Room

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

EXTERNAL

Rear Garden

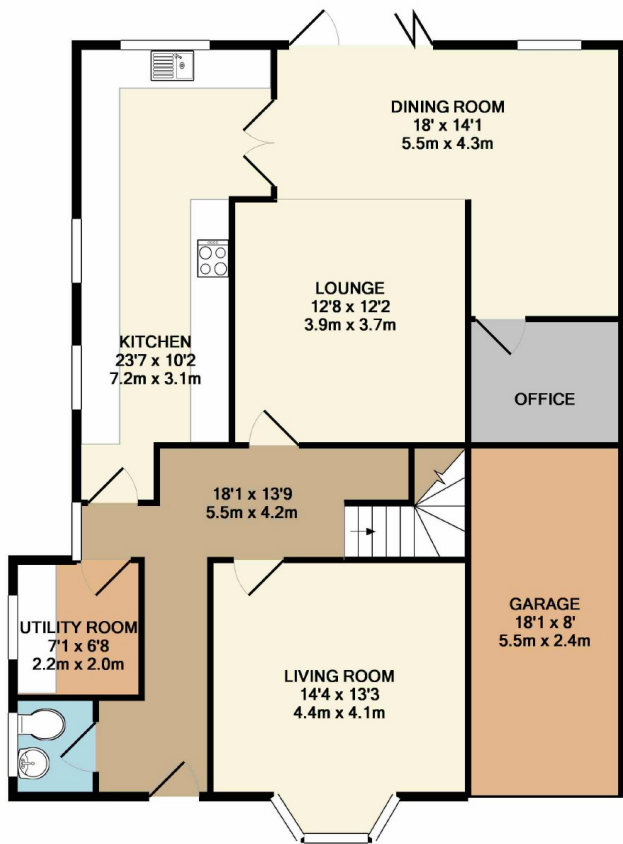
Rear Views



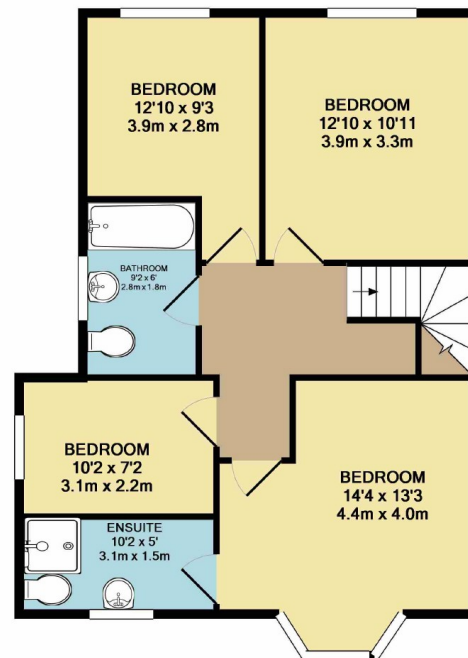
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GROUND FLOOR
APPROX. FLOOR
AREA 1139 SQ.FT.
(105.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1813 SQ.FT. (168.4 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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