



Coronation Road, Standish Lower Ground, Wigan, WN6 8LG

Offers around £145,000

Sapphire Homes are delighted to offer For Sale this Largely Extended 2 Bedroom Semi Detached Property Requires Internal Viewing to Appreciate the Square Footage and Wealth of Accommodation offered for sale. Situated in a quiet cul de sac in the popular residential area of Standish Lower Ground the property boasts rear south facing gardens and has been extensively extended to accommodate a larger open plan living area and a loft conversion with independent staircase access offering additional office / playroom space. In brief; the accommodation comprises of porch leading to a spacious lounge with luxury modern remote gas fire and surround and to the rear elevation is a large open plan modern fitted kitchen / diner with separate dining room area and a large conservatory to the rear elevation overlooking the beautifully maintained rear garden. To the first floor the property boasts a beautiful oak staircase with gallery landing, two double bedrooms with the master having patio doors leading to a large balcony area and a family bathroom with three piece suite with shower over bath. There is an additional staircase leading to the second floor / converted loft which would make a useful home office, playroom or storage area. Externally the property boasts immaculately maintained front and rear gardens, with side gated access. The rear has been expertly landscaped with large raised decking area, lawns with well stocked borders and mature trees to the rear. The property also boasts double-glazing throughout, is warmed by gas central heating and has a tasteful decor throughout. Internal viewings are highly recommended to appreciate this wonderful family home.



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Coronation Road, Standish Lower Ground, Wigan,

GROUND FLOOR

Porch

Lounge

Dining Area

Open Plan Living

Kitchen Area

Dining Area

Conservatory

FIRST FLOOR

Landing

Master Bedroom

Balcony Area

Bedroom 2

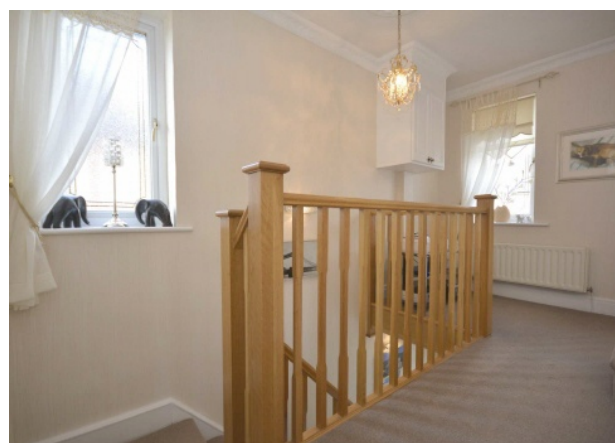
Bathroom

SECOND FLOOR / LOFT

Play Room / Office

EXTERNAL

Rear Garden



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