



## Buttercup Meadow, Standish, Wigan, WN6 0ZU

### 50% Shared ownership £96,250

Available through Shared Ownership / Help to Buy from Guinness Homes on the much sought after, Standish Grange development off Pepper Lane. Offering a perfect opportunity for families, couples, singles and first time buyers to step onto the property ladder at an affordable price. \*Price based on 50% share\*

Reservation Fee - £99.00

Stunning 3 bedroom semi detached home available through Shared Ownership / Help to Buy on the stunning and much sought after Standish Grange development by Bloor Homes which offers a perfect opportunity for young professionals and 1st time buyers to step onto the property ladder at an affordable price. \*Price based on 50% share\*

Sapphire Homes are proud to bring to market this stunning 3 bedroom semi detached property in the popular village of Standish which offers a vibrant village scene with pubs, restaurants and retail shops all within close proximity as well as being excellently positioned for outstanding local schools as well as transport links including the M6 motorway.

Number 26 Buttercup Meadow is a spacious 3 bedroom semi detached house with two parking spaces and offers a functional design with well-appointed living areas and briefly comprises of entrance / hallway, w.c., modern fitted kitchen with integrated oven and hob with extractor and to the rear elevation is a living / dining area with door leading out to the rear garden and access to the under stairs storage space.

To the first floor there is a landing providing access to a further storage cupboard, three generous sized bedrooms and a beautiful three-piece bathroom suite comprising of 3 piece suite in white with hand basin, low flush wc, panelled bath with shower and accessories to compliment.



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*Specialists in Sales, Lettings & Property Investments*

# Buttercup Meadow, Standish, Wigan, WN6 0ZU

## GROUND FLOOR

Entrance / Hallway

Lounge / Diner 4.61m x 3.71m (15'1" x 12'2")

Kitchen 2.96m x 2.59m (9'9" x 8'6")

W.C. / Cloakroom

## FIRST FLOOR

Landing

Bedroom 1 3.83m x 2.53m (12'7" x 8'4")

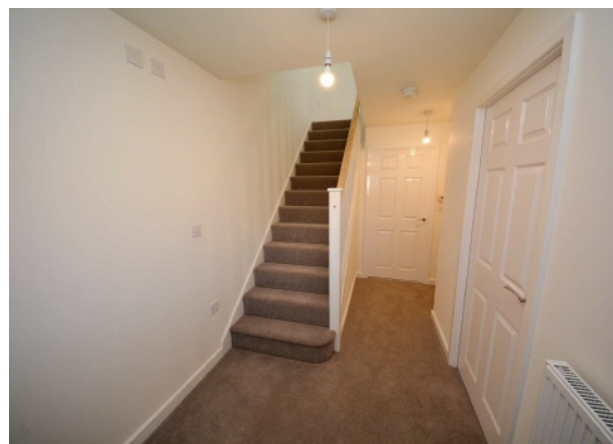
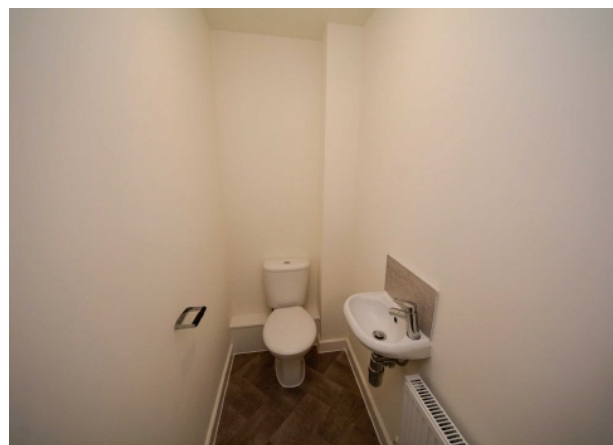
Bedroom 2 2.88m x 2.13m (9'5" x 7'0")

Bedroom 3 2.88m x 2.40m (9'5" x 7'10")

Bathroom

## EXTERNAL

Rear Garden



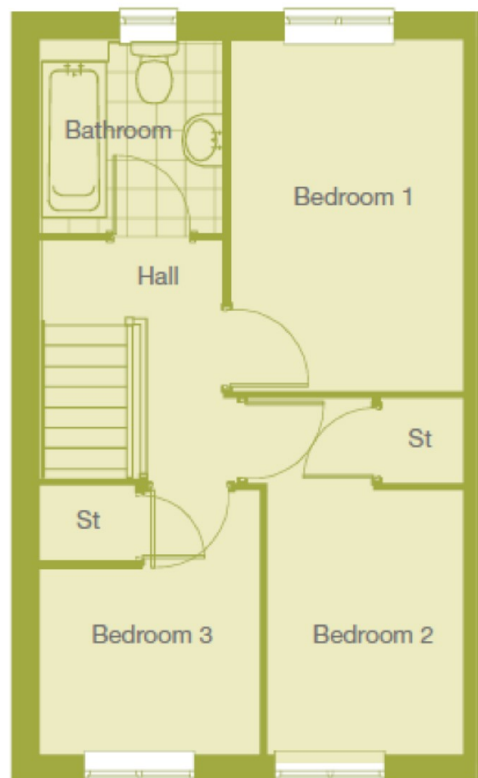
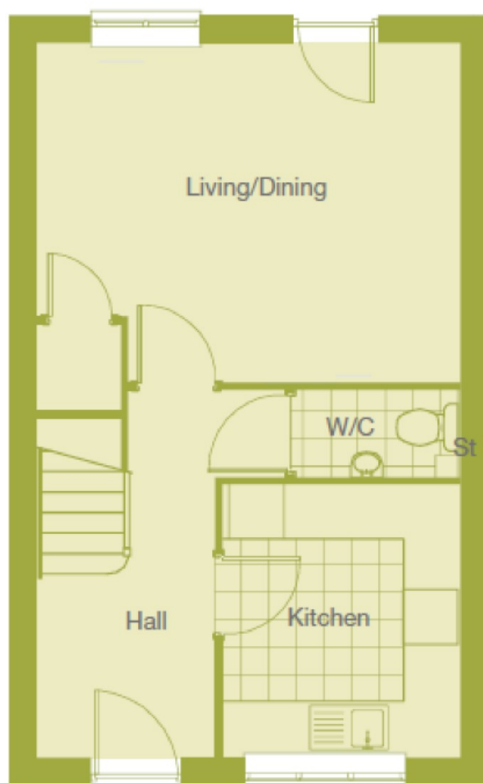
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## 3 bedroom house



## The Bradley


Plots 27, 28, 29, 30, 31, 32, 33  
37, 38, 39, 40, 184 & 185

Kitchen	2.96m (max) x 2.59m (max)
Living/Dining	3.71m (max) x 4.61m (max)
Bedroom 1	3.83m (max) x 2.53m (max)
Bedroom 2	2.88m (max) x 2.13m (max)
Bedroom 3	2.88m (max) x 2.40m (max)

**Three bedroom house**  
Comprising entrance hall, living/dining/  
kitchen, W/C, storage, utility, master  
bedroom, second bedroom, third  
bedroom and bathroom

\*Handed property.

The dimensions stated are approximate and the precise measurements may vary. Kitchen layouts are indicative and may change.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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			
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>			99
(81-91) <b>B</b>		87	
(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			
England & Wales		EU Directive 2002/91/EC	