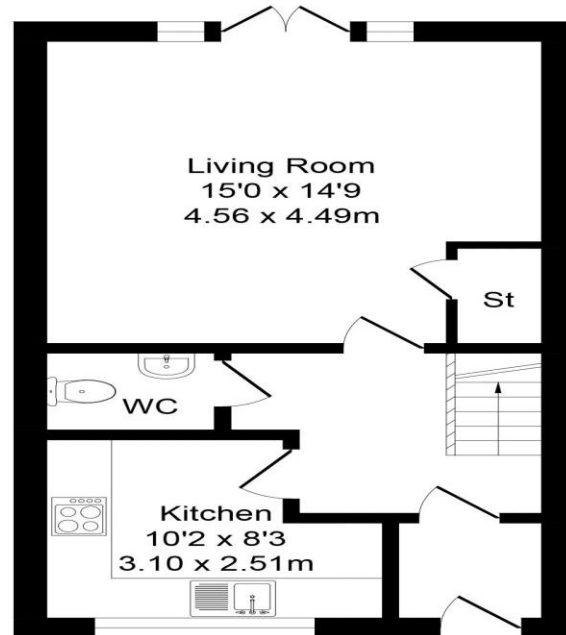


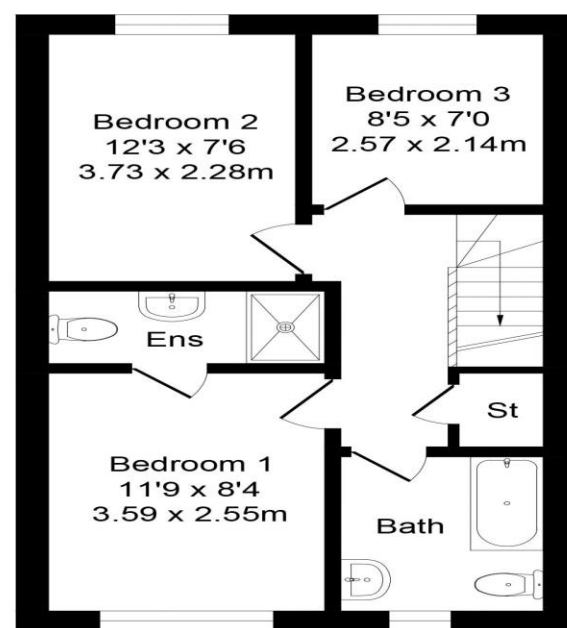


Total Approx. Floor Area 857 Sq.ft. (79.6 Sq.M.)

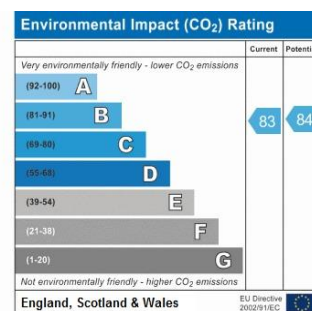
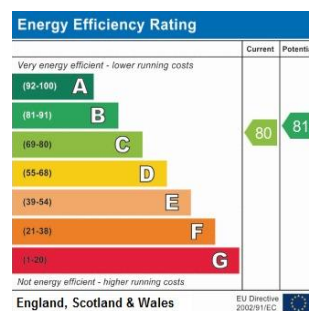
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 428 Sq.Ft
(39.8 Sq.M.)



First Floor
Approx. Floor
Area 428 Sq.Ft
(39.8 Sq.M.)

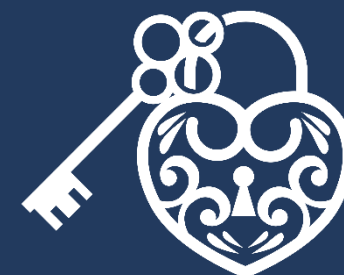


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Asking Price: £169,995

Malt Kiln Mews, Standish



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This well proportioned three bedroom contemporary mews property occupies a delightful position tucked away in the corner of this lovely cul-de-sac. There are only a handful of this type of property within this consistently sought-after residential development located in the heart of Standish - and this lovely example is sure to be in strong demand. The thriving village of Standish has demonstrated itself to be a consistent attraction to prospective buyers, its strong sense of community, and all that it is able to offer its inhabitants, being a particularly strong pull for those looking for a location to raise their family. At its heart, the beautiful Parish Church of St. Wilfrid, the only Grade I listed building within Wigan, as well as other delightful landmarks such as a late medieval cross and stone stocks in the market place, whilst the bustling village centre provides a host of local shops and amenities, including a post office, two banks and three supermarkets. When one is craving something more vibrant still, Wigan town centre is only a short distance away with its diverse range of high street stores, trendy bars and eclectic eateries, which will be perfect for those who enjoy a hectic social calendar. The area boasts a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with close proximity to the M6 motorway, accessible from this development in just a couple of minutes, ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

Accommodation highlights include a welcoming entrance hallway, a convenient two-piece cloakroom/WC, a well-appointed kitchen affording a quality range of fitted wall and base units, integrated appliances and complimentary wall tiles, and a good sized lounge with doors that open out into the rear garden. On the first floor you will find three bedrooms with the master benefitting from an en-suite. The family bathroom completes the accommodation, being fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower. Externally there is a garden to the rear together with an allocated parking space. The rear garden is fully enclosed with a lawned area. Other benefits of this delightful home include gas central heating and double glazing.

An early viewing is highly recommended to avoid disappointment.

