



NATIONWIDE
ESTATE AGENTS

Bradley Close, Standish

Offers Over £249,950 Leasehold

Must be viewed

Description

Nestled within a popular residential development in Standish, this modern four-bedroom detached property offers spacious accommodation arranged over three floors, making it an ideal family home.

A welcoming entrance hallway greets you on arrival, with stairs rising to the first floor. From here, you'll find access to the convenient downstairs WC, fitted with a WC, hand basin, and small window for natural light. The hallway leads through to a generously proportioned lounge featuring a front-aspect window and handy understairs storage cupboard. A door then opens into the dining room, which enjoys a lovely view of the rear garden and benefits from patio doors leading outside - perfect for entertaining or family living. Open to the dining room is the modern U-shaped kitchen, complete with integrated oven and hob, fridge freezer, and washer/dryer. A rear-facing window provides pleasant garden views.

The first floor offers three well-presented bedrooms and a family bathroom. Bedroom Two is a good-sized double with a front-facing window, while Bedroom Three is a small double overlooking the rear. Bedroom Four is a generous single, also with a rear-facing window. The landing additionally houses an airing cupboard housing the hot water tank. The family bathroom includes a WC, hand basin, and bath with shower over, along with a small window for ventilation



and natural light.

A further staircase leads to the impressive master suite occupying the entire top floor. This spacious bedroom features windows to both sides, fitted wardrobes, and its own private ensuite complete with tiled flooring and comprising shower, WC, and hand basin.

To the front, the property benefits from off-road parking and a small garden area. The rear garden is well-proportioned and features both a patio area for outdoor seating and a lawned section, providing an excellent space for families and summer gatherings.

This modern, versatile home offers generous accommodation throughout and is ideally suited to growing families or buyers seeking extra space. Early viewing is highly recommended.

Council Tax Band: D (Wigan Borough Council)
Tenure: Leasehold (836 years)
Ground Rent: £232.4 per year
Service Charge: £0 per year
Parking options: Driveway
Garden details: Enclosed Garden, Private Garden, Rear Garden

Tenure

Leasehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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