



31 Ashfield Park Drive, Standish

Offers Over **£375,000**



31 Ashfield Park Drive

Standish, Wigan

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached bungalow
- Two bedrooms
- Extended into the loft space to provide a large bedroom with en-suite and storage space
- Two reception rooms
- Welcoming entrance hall
- Double garage & workshop
- Kitchen/breakfast room
- Popular location for amenities and schools

Hallway

Lounge

Conservatory

Dinning room

Kitchen

Shower room

En - Suite

Master bedroom

Bedroom 2





FRONT GARDEN

REAR GARDEN

GARAGE

Single Garage

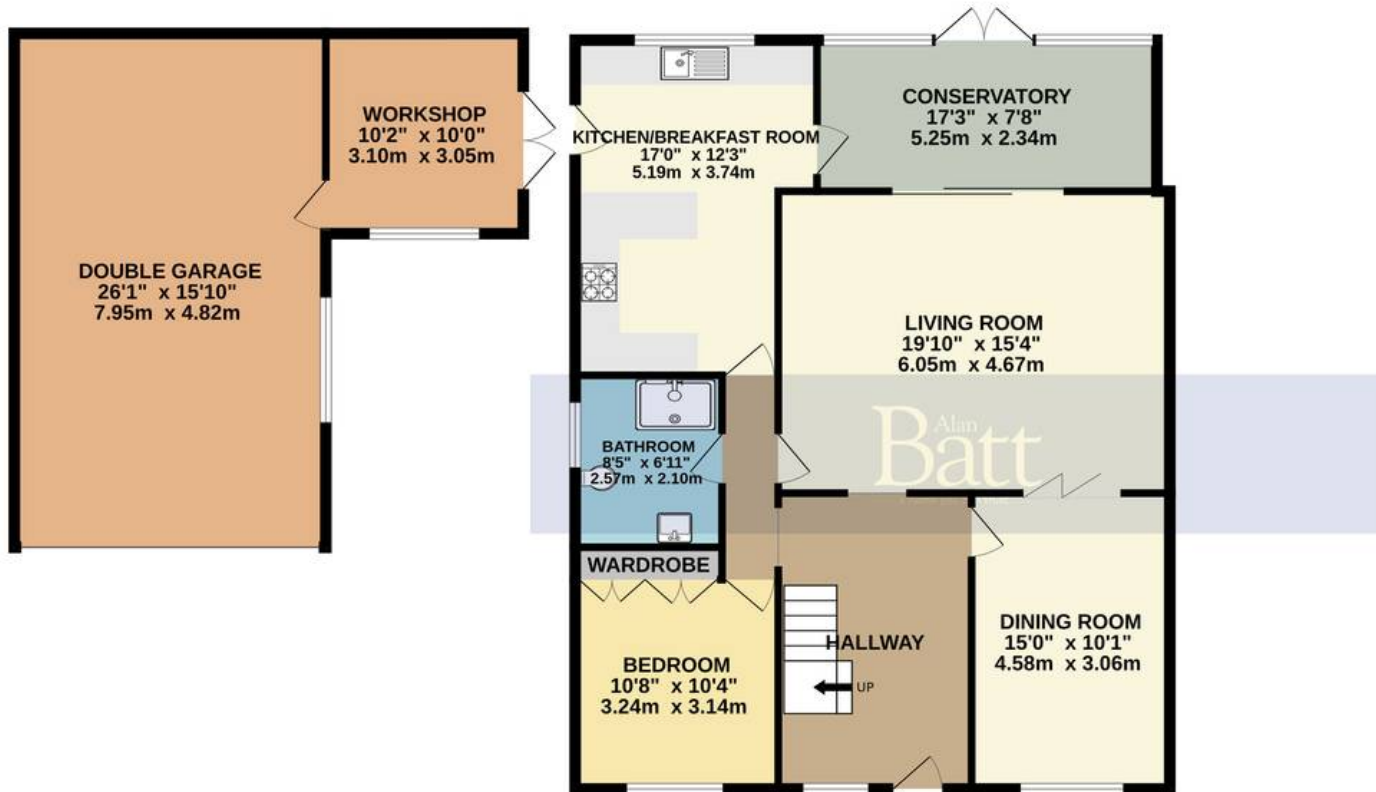
DRIVEWAY

3 Parking Spaces

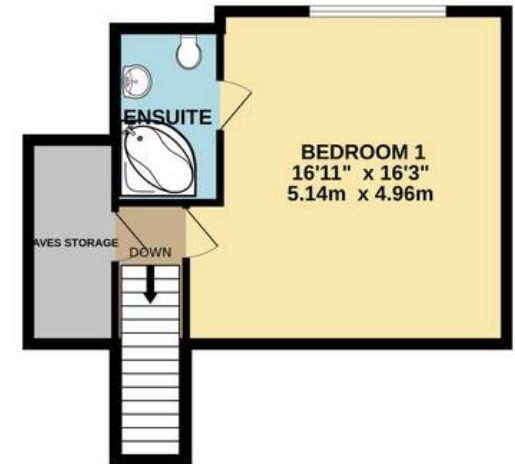




GROUND FLOOR
1656 sq.ft. (153.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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B Alan Batt

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