



## 14 Buttercup Meadow

Standish, Wigan, WN6 0ZU

**50% Shared Ownership £80,500**



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

Sapphire Homes are proud to bring to market this stunning 2 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 14 Buttercup Meadow is a spacious 2 bedroom semi detached house with 2 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 & access to the under stairs storage space.



GROUND FLOOR

- Entrance / Hallway
- Lounge / Diner 13'9" x 10'11" (4.20m x 3.35m)
- Kitchen 9'4" x 6'9" (2.86m x 2.08m)
- W.C. / Cloakroom

FIRST FLOOR

- Landing
- Storage Cupboard
- Bedroom 1 13'9" x 11'4" (4.20m x 3.47m)
- Bedroom 2 12'3" x 7'1" (3.75m x 2.18m)
- Bathroom

EXTERNAL

- Rear Garden

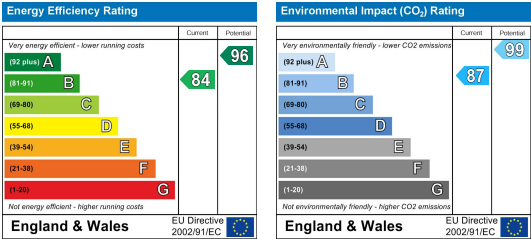
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

