



**Almond Brook Road, Standish WN6 0SS**  
**OIRO £210,000**

**RG**  
**Rutter Green**

**64 Kenyon Road**

**Wigan**

**WN1 2DQ**

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**01942 367915**

## 196 Almond Brook Road, Standish WN6 0SS

- Three Bedroom Semi Detached
- Large Kitchen And Diner
- Two Double Bedrooms
- 3 Piece Family Bathroom
- Bright And Airy Property
- Perfect Family Home
- Well Maintained Gardens
- Large Driveway
- Highly Sought After Area
- No Onward Chain

Rutter Green is delighted to bring to the market, this well positioned three-bedroom semi detached home for sale in Standish, Wigan. A spacious and well-presented three-bedroom semi-detached property, ideally located on Almond Brook Road in the highly sought-after area of Standish. Offering generous living accommodation and excellent potential, this property is perfect for families, first-time buyers, or those looking for a well-connected home. Upon entering, the property welcomes you with a bright and airy reception room, providing a comfortable and inviting space for relaxing or entertaining. To the rear, there is a large open plan kitchen diner, ideal for modern living. To the first floor, the property comprises two generously sized double bedrooms, along with a well-proportioned single bedroom, making it ideal for a growing family. The location is a key feature, with the property being ideally positioned for commuters, offering easy access to the M6 motorway network just a short distance away. Standish itself is a highly desirable area, known for its excellent local amenities, schools, and community feel.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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## Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

