



FREEHOLD

House - Detached (EPC Rating: B)

7 MOSS GREEN CLOSE, STANDISH, WIGAN, WN6 0FD

Offers Over

£475,000

FEATURES

- 4 spacious double bedrooms
- 2 modern bathrooms
- Open-plan kitchen/dining
- Utility room for convenience
- Converted double garage
- Beautifully decorated interiors
- Detached house by Morris Homes
- Cul-de-sac, woodland views




FREENEY & OLIVER
ESTATES

4 Bedroom House - Detached located in Wigan

Nestled in the tranquil cul-de-sac of Moss Green Close in Standish, Wigan, this stunning detached house, built in 2022 by Morris Homes, offers a perfect blend of modern living and natural beauty. Spanning an impressive 1,464 square feet, this property is designed for both comfort and style.

As you enter, you are greeted by a spacious reception room that sets the tone for the rest of the home. The heart of the house is the open-plan kitchen and dining area, which is beautifully decorated and features patio doors that seamlessly connect the indoor space to the outdoor garden. This design not only enhances the flow of natural light but also provides an ideal setting for entertaining family and friends.

The property boasts four generously sized double bedrooms, ensuring ample space for relaxation and privacy. With two well-appointed bathrooms, morning routines will be a breeze for the entire household. Additionally, the converted double garage offers versatile options, whether you need extra storage or a dedicated workspace.

One of the standout features of this home is its picturesque view overlooking woodland, providing a serene backdrop for everyday living. The peaceful surroundings of the cul-de-sac enhance the

Call us on

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Council Tax Band

E



7 Moss Green Close, Standish

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.