

FOR SALE

7, Old Langtree Gardens, Standish , WN6 0UT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



7, Old Langtree Gardens, Standish , WN6 0UT

Outstanding four bed detached family home located on a small development in Standish.



- Outstanding detached family home
- Open plan kitchen / dining room
- Four generous sized bedrooms
- Close to schools and amenities
- Great sized reception rooms
- Family bathroom and en-suite
- Gardens and driveway
- 1208 SQ. FT.

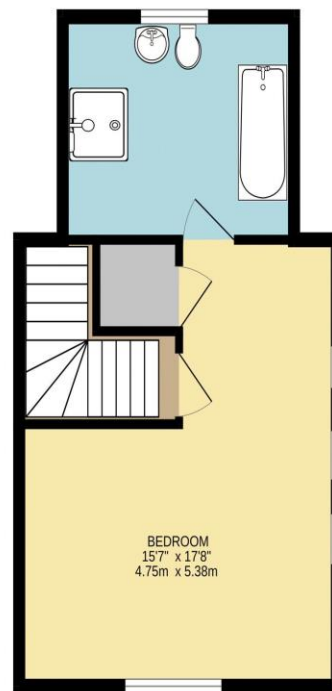
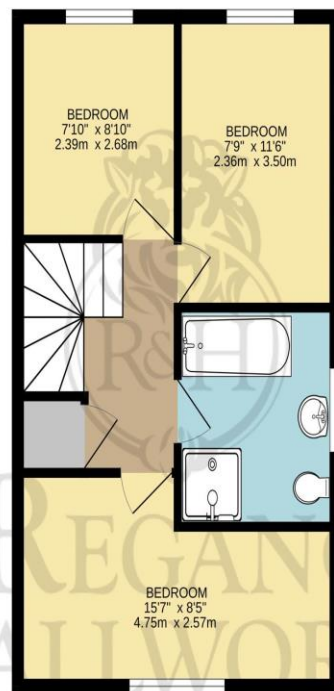
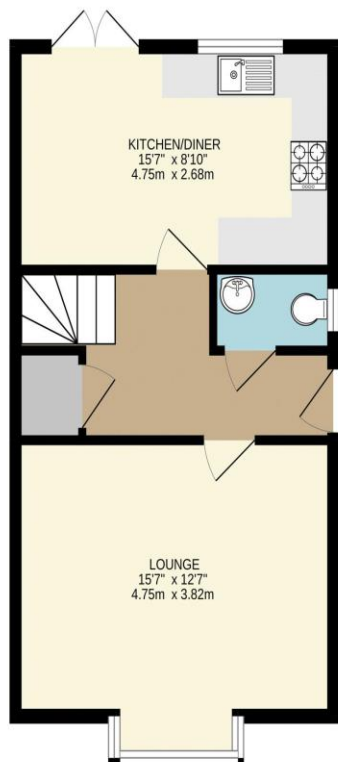
Now available for sale and located in the heart of the ever popular village of Standish is this spacious detached four bed family home. Old Langtree Gardens is sat on the edge of a small, modern development in the village with open fields and some superb views to the side. The property offers easy access to all the amenities Standish has to offer along with excellent schools for all ages, public transport links and is just a short drive to the M6 motorway network.

Internally the accommodation is set over three floors boasting just over 1200 square feet of contemporary space which briefly comprises of entrance hallway, cloak room wc and store cupboard, large lounge / sitting room with bay window and then a modern, open planned kitchen / dining room with patio doors leading out on the rear gardens. Up on the first floor the centrally located landing area opens to give access to the first double bedroom located to the front, centrally located family bathroom comprising of wc, sink unit, bath and separate shower unit and then two more great sized bedrooms to the rear. Up on the second floor sits the master suite, with a large double bedroom and then a lovely en-suite comprising of wc, sink unit, bath and separate shower unit.

Externally there is a driveway and lawned garden, whilst to the rear there is a good sized, private and secure garden with lawn, patio area and large shed. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.







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TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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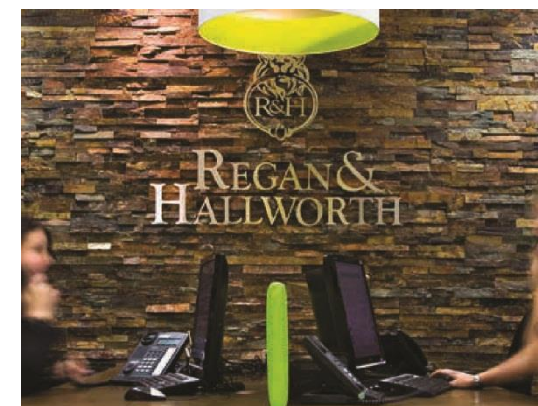
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com