

FOR SALE

39, Range Drive, Standish, WN6 0GU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



39, Range Drive, Standish, WN6 0GU

Stunning family home enjoying a private corner position and generous rear garden.



- Stunning detached family home
- Smart, open plan kitchen diner
- Highly prized development
- Generous rear garden
- 4 bedrooms / 1 reception room
- Impeccably presented throughout
- Envidable corner plot position
- 1170 SQFT

Envidably located on the highly prized Range Drive in what is comfortably one of the best spots on this smart, contemporary development - this stunning, executive detached family home rests in an enviable private corner plot position & also occupies a particularly generous overall plot with a sunny, westerly rear aspect. Internally our clients have improved the home throughout, creating a high quality, elegant living space that is ready for buyers to simply move in and start unpacking. The property is set across two floors and totals a 1170 square feet of living space that in brief comprises; a main entrance hallway with wc / cloaks, a stunning 18ft through lounge with feature panelled wall & French Doors that lead out onto the garden, a sleek open plan kitchen diner with spot lighting, breakfast bar & a range of integrated appliances. Beyond the kitchen is a useful utility room. Upstairs, there are four good sized bedrooms, there is an en-suite plus fitted units to the master bed & a contemporary principal bathroom suite.

Externally, the aspect, plot and setting here are superb - the rear garden has been professionally landscaped and is finished with two quality Indian Stone patios plus because of the westerly aspect, the garden enjoys lots of late summer sun. The garden is particularly spacious to the side too and because of the corner position there is also a private front garden.

There is a driveway which leads through to a garage which could be utilised for a garden office / gym should clients wish. Locally, the home is within the catchment area for Standish's acclaimed schools, plus is walking distance to the centre of the village & its numerous shops, amenities & bars. There are also a number of pretty trails and walks just on the property's doorstep. Early viewings are highly recommended. Leasehold £250 p / a. Council Tax Band E. Service charge £160 p / a.





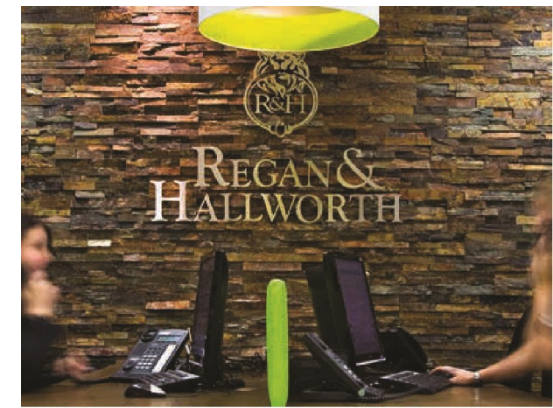


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TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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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.

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