

FOR SALE

12, Old Pepper Lane, Standish, WN6 0PH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Old Pepper Lane, Standish, WN6 0PH

Charming end terrace cottage offered to the market with the added benefit of no chain delay.



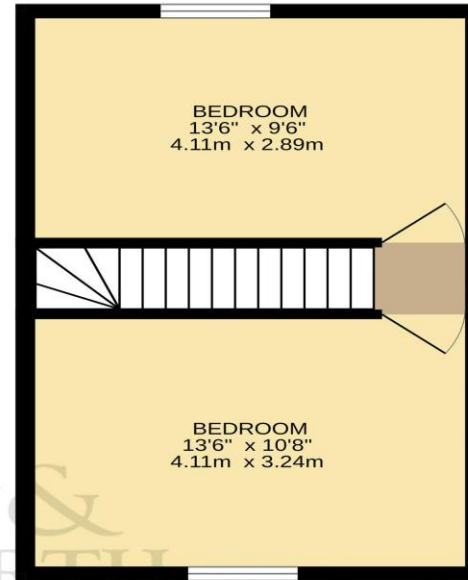
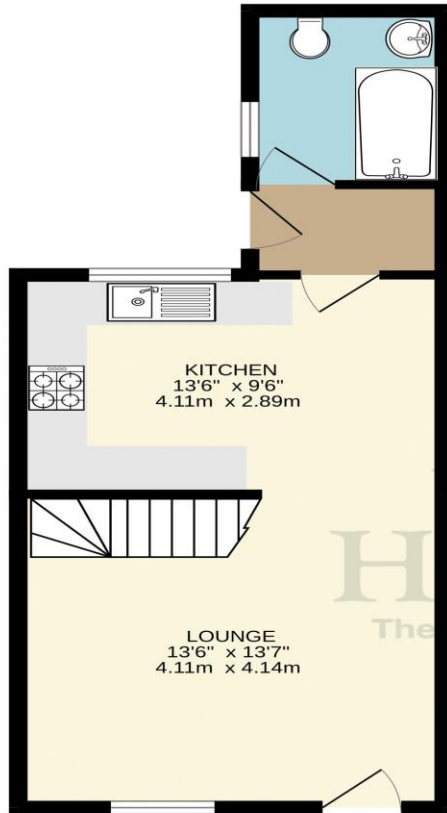
- Well appointed end cottage
- Ideal starter home / investment
- Close to village / M6
- Available chain free
- 2 double bedrooms
- Sought after setting
- Private rear garden
- 693 SQFT

Offered to the market with the added benefit of no chain delay - this pretty two bed end terrace cottage would be perfect for any first time buyers looking for a quality property that they can simply move straight into or any investors seeking an easy to rent addition to their portfolio. Locally the home is enviably positioned along the highly prized Old Pepper Lane in Standish meaning clients can easily access the M6 motorway, plus all of Standish's shops, amenities, bars and cafes are just a short walk away.

Internally the decor is modern, clean and well appointed throughout & in brief the property comprises; a large main front lounge with feature fireplace, a contemporary upgraded fitted kitchen diner with integrated appliances plus modern principal bathroom suite. Upstairs there are two double bedrooms.

Externally there is a pretty rear enclosed garden which is private & enjoys a westerly rear aspect with late summer sun. Early viewings are highly recommended on this stunning starter property. FREEHOLD. Council Tax Band B. NO CHAIN DELAY.



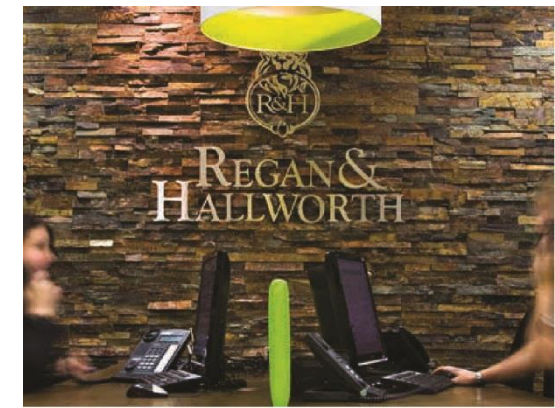


TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

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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