

FOR SALE

10, Almond Green Avenue, Standish , WN6 0ZG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 10, Almond Green Avenue, Standish , WN6 0ZG

*Outstanding four bed detached family home sat on a large plot in a quiet cul-de-sac*



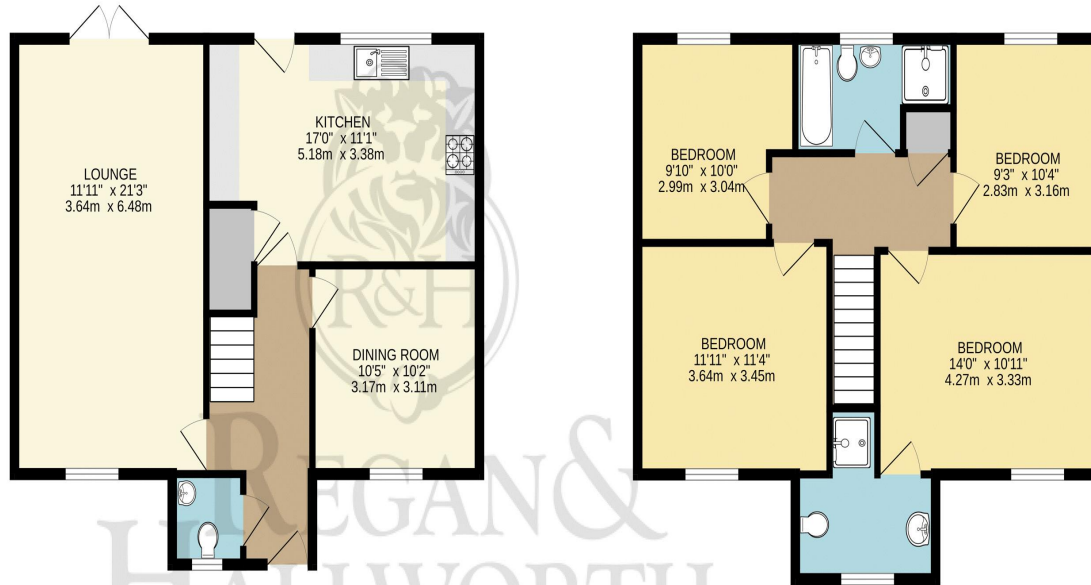
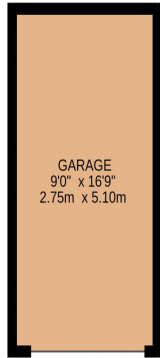
- Outstanding detached family home
- Modern fitted kitchen with appliances
- Family bathroom / en-suite / cloak wc
- Close to schools and transport links
- Excellent sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1465 SQ. FT.

Now available for sale situated on the ever-popular CAT I' TH' WINDOW development in the Almond Brook area of Standish sits this impressive, four bed detached family home. Almond Green Avenue is one of the largest styles of properties on the development and is sat one of the largest plots in a quiet cul-de-sac, close to the main entrance of the estate. The property boasts excellent access to all the amenities Standish has to offer along with schools for all ages, public transport links and the M6 motorway network. The house has been finished to the highest of standards throughout with the accommodation being set over two floors and boasts just over 1400 square feet of contemporary accommodation. In brief the accommodation comprises of spacious entrance hallway, cloak room wc, large formal lounge / sitting room with large window to the front and double patio doors to the rear opening onto the gardens. On the right-hand side of the property and to the front is a large spacious dining room whilst to the rear is a large, modern fitted kitchen boasting a range of wall, base and drawer units along with integral appliances, plinth lighting and space for a small breakfast table. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with fitted wardrobes and modern fitted en-suite shower, two more good sized double bedroom located to the rear, centrally located and modern fitted family bathroom comprising of wc, sink unit, bath and separate shower and then a large fourth double bedroom with fitted wardrobes located to the front. Externally the property is sat on a large plot with low maintenance, landscaped gardens to the front and rear with large driveway leading to garage and extra parking space to the side to accommodate a third vehicle. To the rear there is a large, private and secure garden which is again low maintenance with several patio areas and gravelled area. Internal inspection is highly recommended to truly appreciate the deceptively large sized plot, excellent internal finish and amazing location of this superb family home.









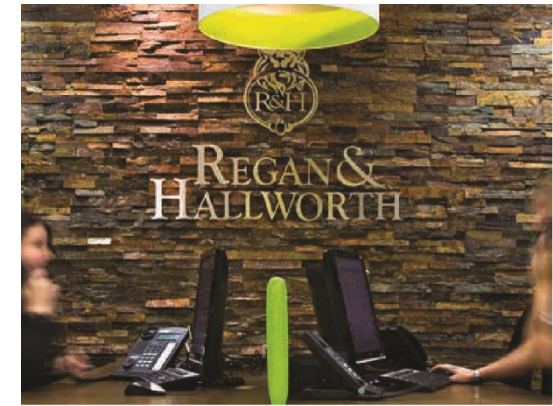
REGAN & HALLWORTH  
The Professional Estate Agents

REGAN & HALLWORTH  
The Professional Estate Agents

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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.

Made with Metropix ©2024



**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



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)