

**FOR SALE**

14, Birch Avenue, Standish, WN6 0EF

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 14, Birch Avenue, Standish, WN6 0EF

*Superb three / four bed semi-detached dorma bungalow located in Standish.*

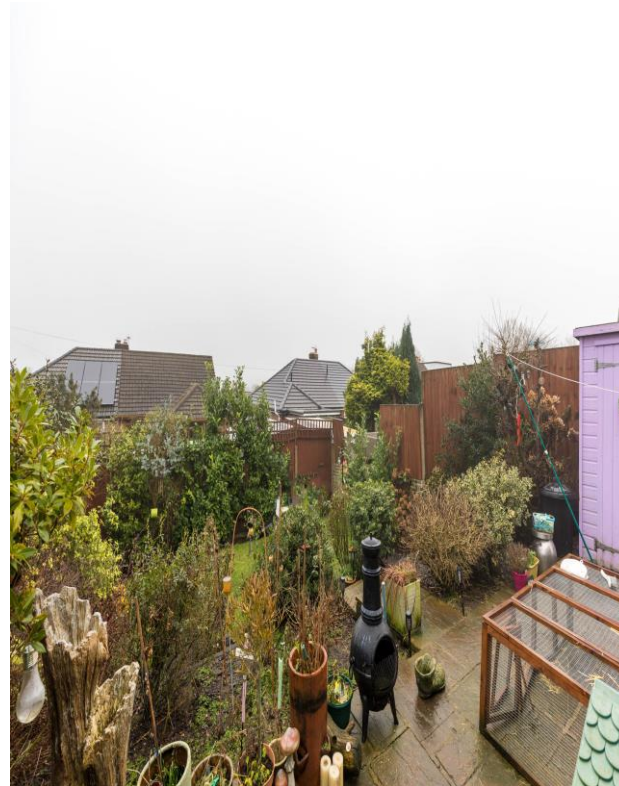


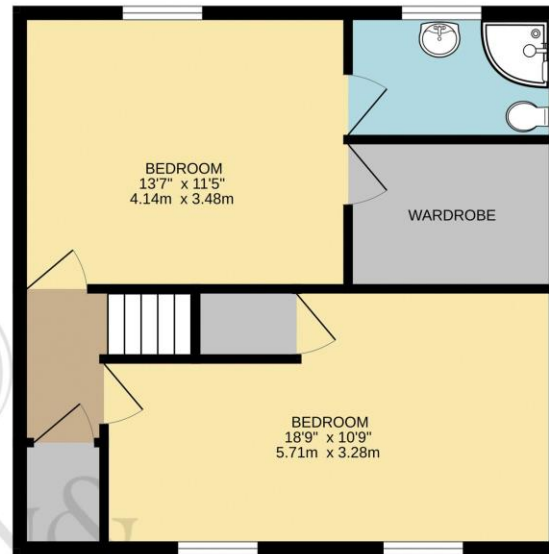
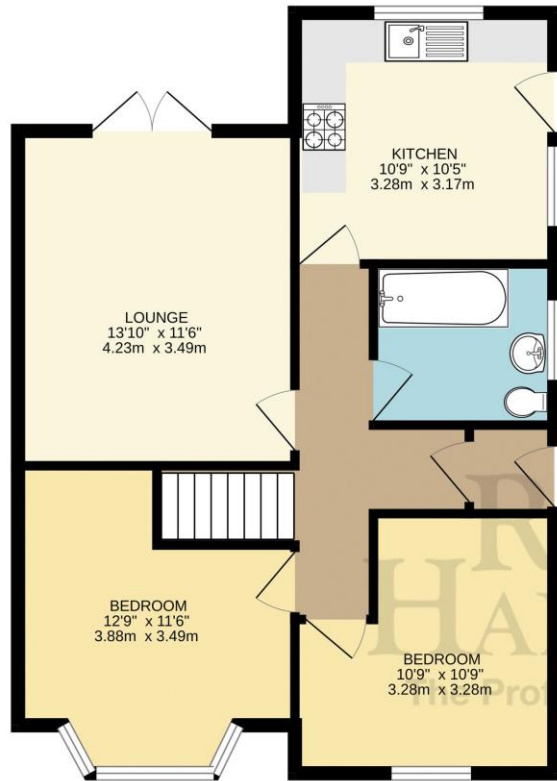
- Excellent semi-detached dorma bungalow
- Modern fitted kitchen with cooker
- Three / four good sized bedrooms
- Close to village and amenities
- Great sized versatile rooms
- Family bathroom and en-suite
- Large driveway / well stocked garden
- 1125 SQ. FT.

Now available for sale and located in the popular area of Standish is this semi-detached dorma bungalow. Birch Avenue is located along a quiet street boasting excellent access to all the amenities the village has to offer along with outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors and has multipurpose rooms.

On entering the property from the side, the entrance hallway opens to give access to a good-sized formal lounge / sitting room located to the rear with log burning stove and patio doors leading out onto the gardens. There is a modern fitted kitchen to the rear offering a good range of wall, base and rawer units along with cooker, centrally located family bathroom comprising of wc, sink unit and bath with shower over. At the front of the property there are two large separate rooms which have been used as bedrooms or dining room and study. Up on the first floor the centrally located landlord area opens to give access to a large master double bedroom to the rear with modern fitted en-suite shower and store cupboard and then a second large double bedroom to the front.

Externally the property has a large driveway to the front offering off road parking for several cars. To the rear there is a private and enclosed garden which is well stocked with a range of plants and shrubs, lawn, patio area and has views over towards Rivington. Internal inspection is highly recommended to fully appreciate the size, versatile rooms and outstanding location.



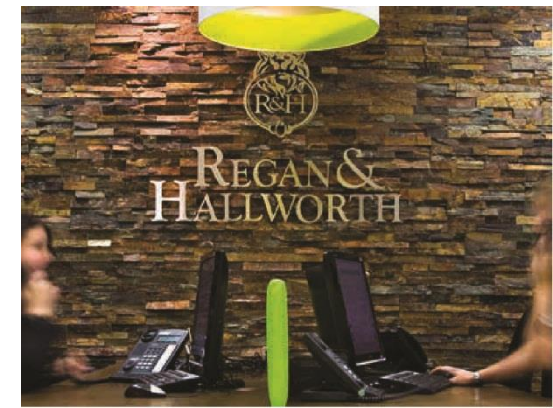


TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

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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