

FOR SALE

20, Bentham Road, Standish, WN6 0NE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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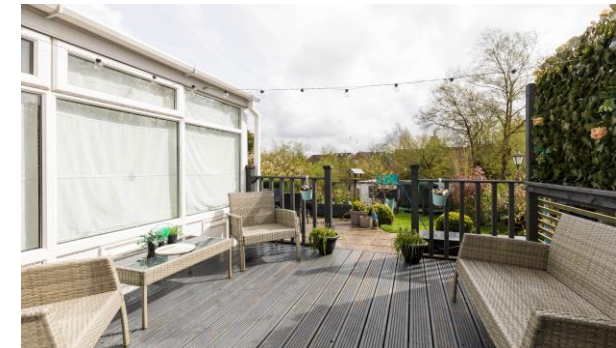
Outstanding four bedroom semi-detached family home with versatile accommodation and open woodland to rear.



- Outstanding semi-detached family home
- Modern fitted kitchen with integrated appliances
- Four piece family bathroom / cloak room wc
- Close to schools and village centre
- Superb and versatile reception rooms
- Four great sized double bedrooms
- Large gardens / driveway / workshop
- 1503 SQ. FT.

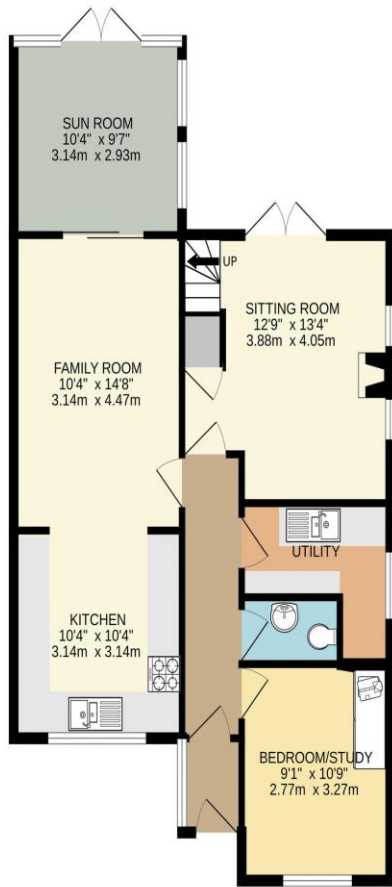
Situated along a popular road in the heart of Standish Village sits this deceptively spacious and immaculately presented four bed semi-detached home. Bentham Road offers exceptional fixtures and fittings along with versatile accommodation ideal for the growing family along with open woodland aspects to the rear. The property is located just minute's walk into the village which offers a range of amenities including bars and restaurants along with outstanding schools for all ages, excellent public transport links and is just a short drive to several major motorway networks. The accommodation is set over two floors and offers just over 1500 square feet of excellent space which in brief comprises of entrance hallway, bedroom four / home office, cloak room wc with utility room, large sitting room to the rear with patio doors leading out onto the gardens and a feature log burning stove, modern fitted kitchen to the front of the property boasting a range of wall, base and drawer units along with integrated appliances, open plan family room which has sliding doors leading in to a large conservatory with double doors leading out onto a spacious patio area. Up on the first floor the centrally located landing area opens to give access to two large double bedrooms to the rear taking in the stunning views over garden and woodland, a third double bedroom located to the front and then a modern fitted four-piece family bathroom comprising of wc, sink unit, bath and separate shower unit.

Externally Bentham Road has a large walled and gravelled front garden with driveway to the side. To the rear there is a large, private and enclosed garden with patio, lawn, well stocked borders, large shed / summer house to the rear all with open woodland aspects beyond. Internal inspection is highly recommended to truly appreciate the properties size, outstanding finish and amazing location.

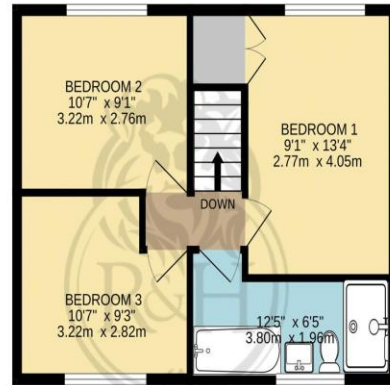




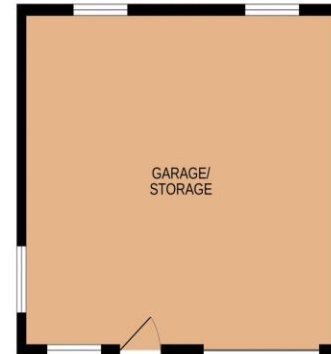
GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



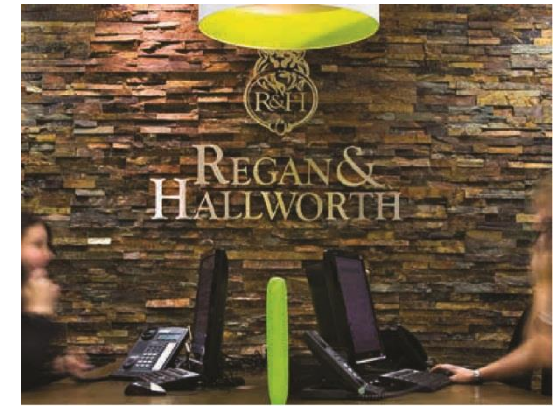
OUTBUILDING
329 sq.ft. (30.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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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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.

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www.reganandhallworth.com