

FOR SALE

19, Belfry Crescent, Standish, WN6 0XY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Spacious executive detached with pleasant rear views & stunning garden office.

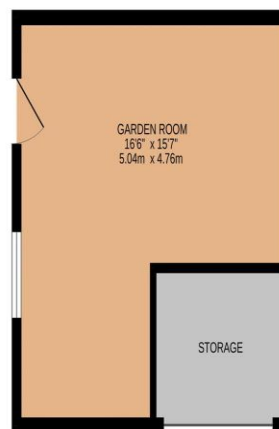
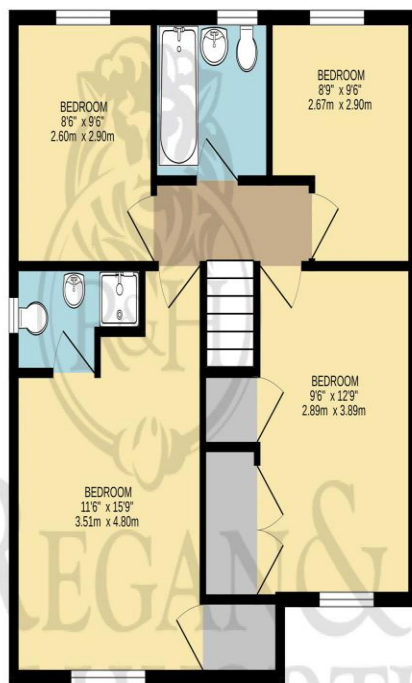
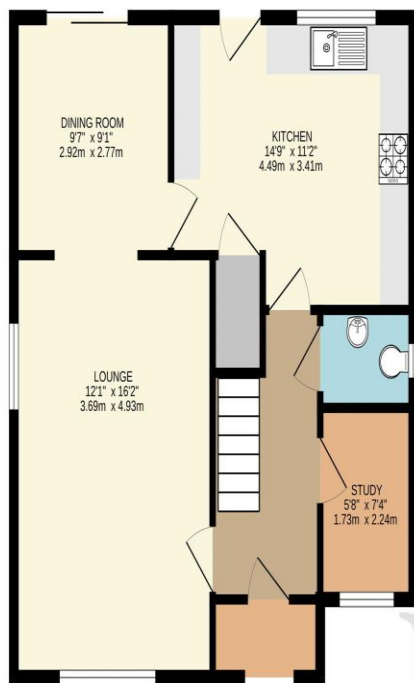


- Spacious executive detached home
- Envious cul-de-sac setting
- Beautiful & spacious plot
- Available chain free
- 4 bedrooms / 2 reception rooms
- Pleasant views to the rear
- Stunning garden office
- 1446 SQFT

Enviably located at the very bottom of Belfry Crescent, a highly prized & quiet little cul-de-sac positioned just off Copeland Drive in Standish - this impressively sized detached family home totals a generous 1446 square feet of well planned living space and early viewings are essential. Resting within a lovely, landscaped plot with pleasant open views to the rear, the home also benefits from a high spec garage conversion which has created a superb garden office / studio / treatment room set up for any clients wishing to run a business / work from home. Internally the home is set across two floors and in brief comprises; a main entrance hallway with wc / cloaks, a large main lounge with feature fireplace, a rear dining room with access out onto the garden plus a fitted kitchen which benefits from a range of integrated appliances. Upstairs there are four generously proportioned bedrooms, with the master boasting an en-suite & fitted units, with fitted units to bedroom two as well, plus there is a stylish family bathroom suite. Externally, the home occupies a very spacious and private plot that is all too rare with new build estates these days. Backing onto a conservation strip with no chance of development, the home enjoys a pretty aspect and isn't directly overlooked. Furthermore the gardens have been beautifully landscaped & boast a quality Indian Stone patio area and various seating areas. The double garage is set back from the road so cleverly screens the plot and most of it has been expertly converted with the conversion benefitting from electric heaters, insulation, flooring and plastered walls. The space therefore could be utilised for a number of uses, including a possible annexe style set up. To the front is a large double width driveway, which leads to the double detached garage (part of the garage has still been cleverly retained for storage. Locally, the home is enviably within the catchment for Standish's acclaimed schools, plus a short distance to the centre of the village itself & therefore its range of bars, cafes & amenities. Early viewings are highly encouraged. No chain delay.







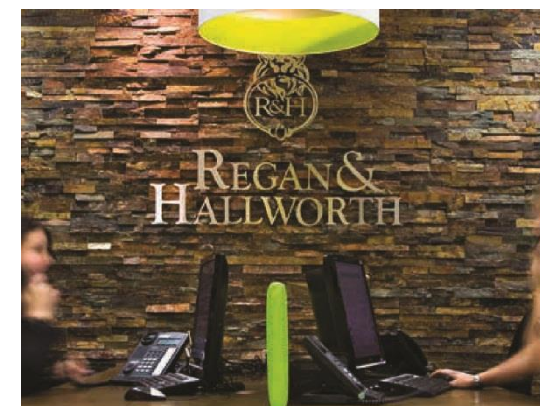
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TOTAL FLOOR AREA : 1446 sq.ft. (134.3 sq.m.) approx.

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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