

FOR SALE

11, Foxglove Close, Standish, WN6 0NQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



11, Foxglove Close, Standish, WN6 0NQ

Stunning & significantly extended family home offering 1525 SQFT of living space.

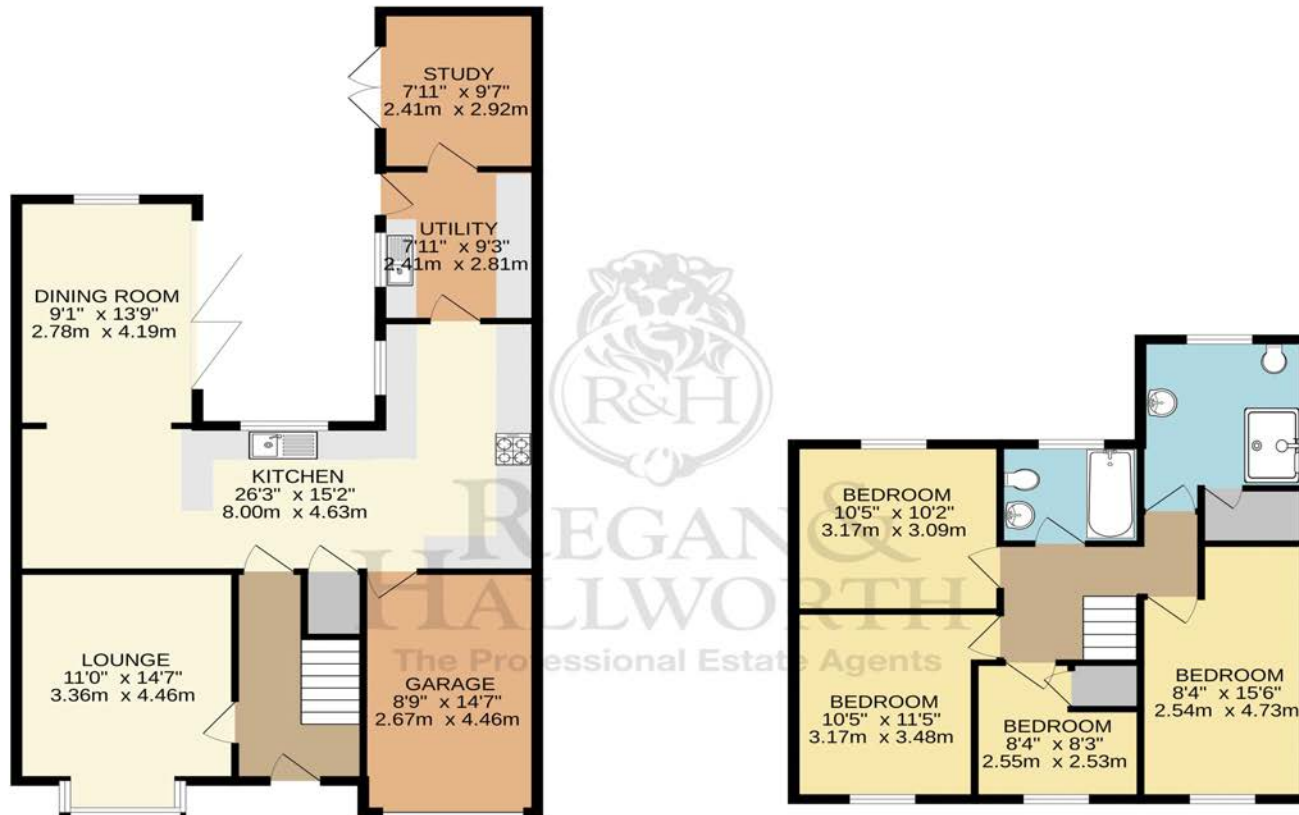


- Immaculate executive detached home
- Significantly extended & remodelled
- Rear study / possible annexe
- Pleasant open aspect views
- 4 bedrooms / 3 reception rooms
- Sleek, vaulted ceiling extension
- Fully landscaped rear garden
- 1525 SQFT

Enviably positioned on the highly prized Foxglove Close in Standish & enjoying a pleasant rear aspect backing onto a protected nature reserve, this exceptional detached family home boasts light, contemporary interiors & a quality of finish that means clients can simply move in and start unpacking. Benefiting from significant extensions coupled with some clever remodelling, the home has been altered considerably from its original design. Totalling a generous 1525 square feet of impeccable living space, the home in brief comprises; a welcoming entrance hallway, pretty front lounge with feature fireplace, a stunning 26ft full-width rear kitchen diner which flows effectively into the sleek rear extension with vaulted ceiling, feature glass apex & bi-folding doors that open out onto the garden. The kitchen itself is finished with a range of quality integrated appliances, various seating areas including a breakfast bar with solid oak worktops & spot lighting. The kitchen has been cleverly opened up to create a more family-friendly design as well as incorporating the stunning new extension it also leads into a rear utility room with home office / study. The office itself could easily double up as an annexe style bedroom / garden room, should clients wish. Upstairs there are four bedrooms, with a large en-suite shower room close to the master plus a luxury, high spec principal bathroom suite. Externally the gardens have been expertly landscaped to the front and rear, with the rear being completely low maintenance & comprising a smart Indian Stone patio area plus pleasant views and a sunny south facing aspect. To the front is a spacious driveway providing ample off road parking & leading to an integral garage. Locally, the home is conveniently within easy reach of the centre of the village, plus a stone's throw to Standish High School & a short drive to the M6 motorway. Early viewings are highly recommended.







TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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