

FOR SALE

9, Northways, Standish , WN6 0JE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Northways, Standish , WN6 0JE

Outstanding, four bed detached family home located on a quiet cul-de-sac in the heart of Standish.



- Exceptional detached family home
- Modern fitted kitchen with cooker
- Family bathroom and cloak room wc
- Close to schools and amenities
- Excellent sized & versatile reception rooms
- Four good sized bedrooms
- Large gardens / driveway / garage
- 1334 SQ. FT.

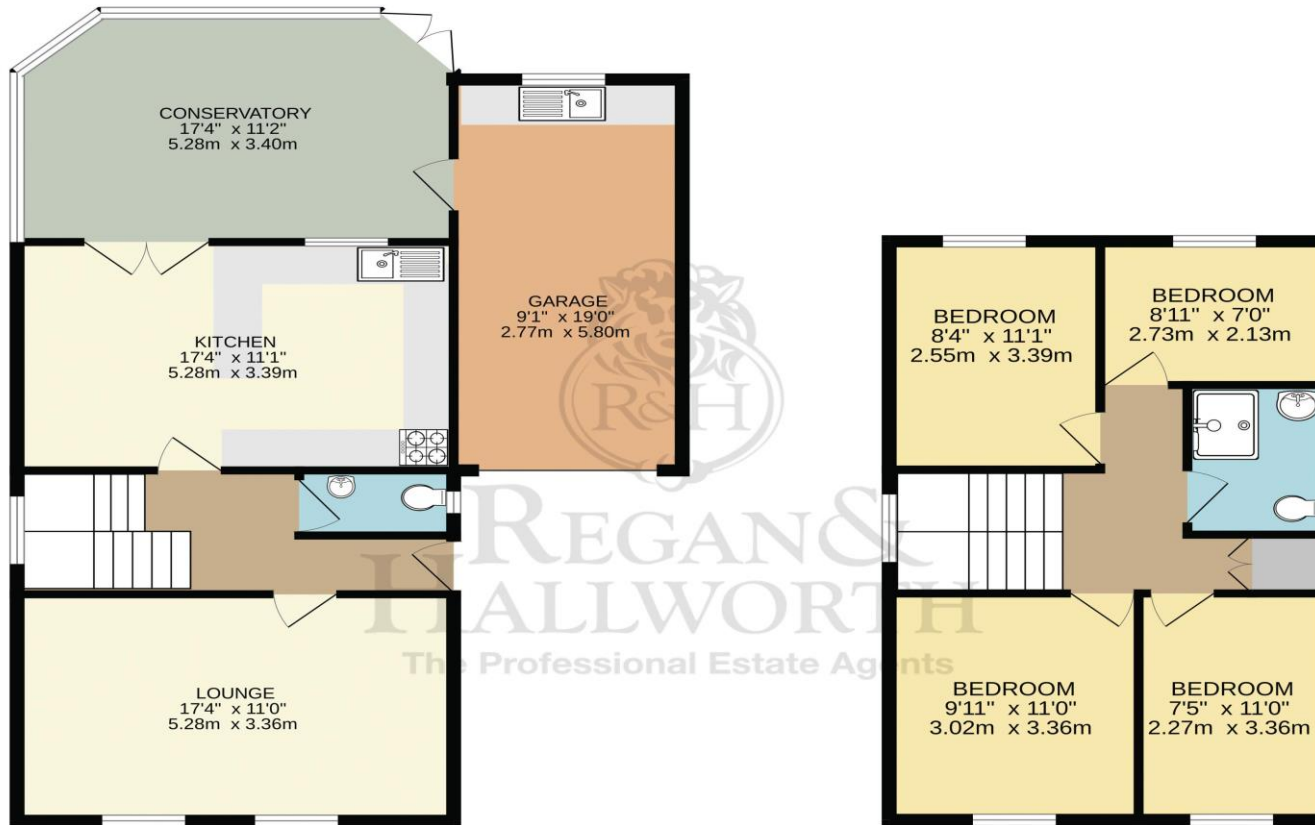
Now available for sale and located along a quiet cul-de-sac in the heart of Standish sits this impressive, four bed detached family home. Northways offers excellent access into the village and all its amenities, outstanding schools for all ages, public transport links and is just a few minute's drive to junction 27 of the M6 motorway network.

Internally the accommodation is set over two floors boasting just over 1300 square feet of space which in brief comprises of entrance hallway, cloak room wc, large formal lounge / sitting room located to the front of the property, open planned kitchen / dining room with the kitchen offering a great range of wall, base and drawer units along with some appliances and a large conservatory overlooking the rear gardens. Up on the first floor the centrally located landing area opens to give access to four good sized bedrooms and a modern fitted family bathroom comprising of wc, sink unit and walk in shower unit.

Externally Northways has a well-maintained lawn to the front with large driveway providing off road parking for several cars and giving access to the garage. To the rear there is a good sized, private and secure garden with patio, lawn and a range of plants and shrubs in well stocked borders. Internal inspection is highly recommended to truly appreciate the properties size, great finish and truly outstanding location.





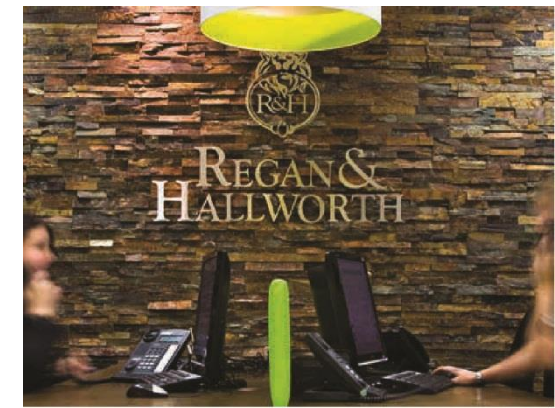


TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

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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