

FOR SALE

28, Elm Avenue, Standish, WN6 0ED

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



28, Elm Avenue, Standish, WN6 0ED

Well appointed semi-detached true bungalow offered to the market with no chain delay.

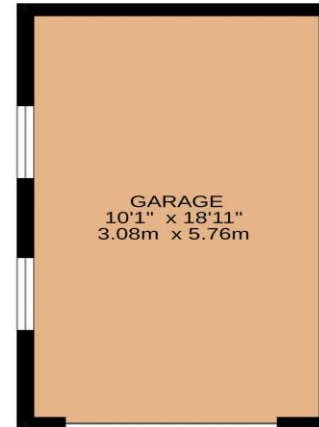
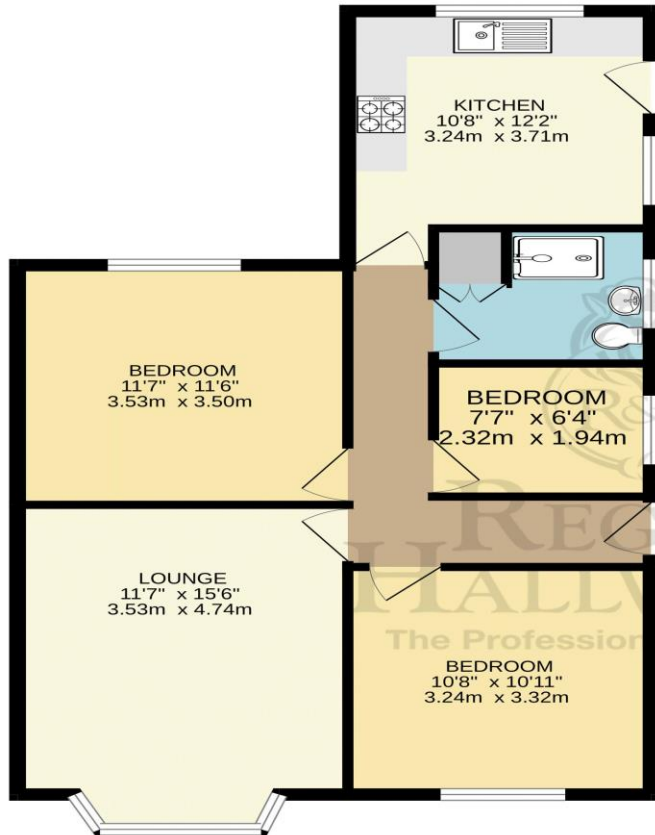


- Well appointed true bungalow
- Ideal for retired clients
- Driveway & detached garage
- Available chain free
- 3 bedrooms / 1 reception room
- Quiet residential setting
- Pleasant views to the front
- 894 SQFT

Enviably located on Elm Avenue, a quiet & hugely popular residential setting that enjoys views towards Rivington to the front & is located just a stone's throw to the pretty Ashfield Park, plus conveniently just a short drive or stroll from Standish Town Centre itself & its numerous amenities, shops, doctors surgery & cafes. This established and highly prized setting is home to a selection of semi-detached true bungalows that are rarely on the open market & therefore tend to sell quite quickly, so early viewings are essential. The property is the also offered to the market with the added incentive of no chain delay & would be the perfect purchase for any retired clients seeking a one floor living home. Internally the bungalow has been well looked after & in brief comprises; a hallway, main front lounge, 3 bedrooms (or 2 bedrooms & a dining room), a fitted kitchen & a modern shower room with walk-in shower. Externally, there are gardens to both the front and the rear, with the rear enjoying a sunny, westerly aspect plus there is a driveway which leads through to a detached garage. Early viewings are recommended. Furthermore, the home is fully available with no onward chain. Book now to avoid disappointment.





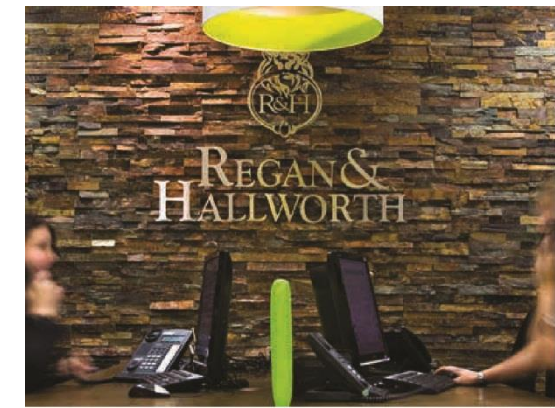


TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

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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