

FOR SALE

2, Rosebay Gardens, Standish , WN6 0ZH

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



2, Rosebay Gardens, Standish , WN6 0ZH

Exceptional four bed detached family home located on a modern development with woodland to the front



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to amenities and schools
- Superb sized reception rooms
- Four large double bedrooms
- Large gardens / driveway / garage
- 1697 SQ. FT.

This is a truly exciting opportunity to purchase a stunning, four bed detached family home located along a modern development in the Almond Brook area of Standish. Rosebay Gardens is one of the largest detached properties on the development and is sat on a large plot overlooking the woodland. This outstanding home offers excellent access into the village with all its superb amenities, great public transport links, outstanding schools for all ages and is a two-minute drive to junction 27 of the M6 motorway network. The property boasts just over 1600 square feet of spacious and versatile accommodation which in brief comprises entrance hallway, extremely large formal lounge / sitting room located to the front of the property, cloak room wc, access into the integral garage when the back half is being used as a utility area and then a large, open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances, space for a dining table and double doors leading out onto the rear gardens. Up on the first this immaculate property boasts FOUR large DOUBLE BEDROOMS with the master benefiting from a modern fitted en-suite shower room and then a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit.

Externally Rosebay Gardens has a large double driveway leading to an integral garage with up and over door and then a well-maintained lawn. To the rear there is a private and enclosed garden with well-maintained lawn and patio area ideal for the growing family. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and amazing location of this modern family home.







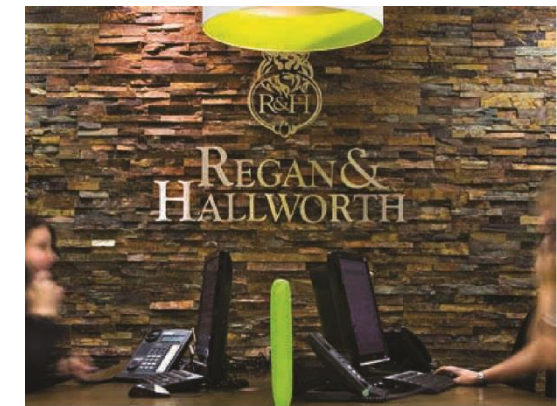
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TOTAL FLOOR AREA : 1697 sq.ft. (157.7 sq.m.) approx.

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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