

FOR SALE

12, Wessex Close, Standish , WN1 2TJ

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

 ESTD  
1996



## 12, Wessex Close, Standish , WN1 2TJ

*Exceptional three bed semi-detached family home located on a quiet cul-de-sac in Standish.*



- Excellent semi-detached family home
- Modern open plan kitchen / dining room
- Modern fitted family bathroom
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / garage
- 1193 SQ. FT.

This is an excellent opportunity to purchase a stunning, three bed semi-detached family home located along a quiet cul-de-sac in the popular village of Standish. Wessex Close has been finished to an outstanding standard throughout offering spacious accommodation set over two floors along with great sized gardens, driveway and garage. The property is situated close to Standish village centre which hosts a range of excellent amenities which include schools for all ages, public transport links and is just a short drive to several major motorway networks. The accommodation spans just short of 1200 square feet set over two floors which in brief comprise entrance porch, large formal lounge / sitting room located to the front, modern open plan kitchen dining room at the rear with the kitchen offering a range of wall, base and drawer units, double doors then lead into a lovely conservatory overlooking the landscaped gardens. To the side of the property the attached single garage has been split creating a smaller garage / storage area to the front and an excellent utility area to the rear. To the first floor there are two large double bedrooms, one to the front and the other to the rear, a third good sized single bedroom and then a modern fitted family bathroom comprising wc, sink unit and then a corner shower unit. Externally Wessex Close has a low maintenance landscaped front garden area with a good-sized driveway providing off road parking and access to the integral garage. The rear gardens have been tastefully landscaped and offer a good sized private patio area ideal for the summer bbq, faux lawn area and a feature focal pond. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location of this lovely family home.





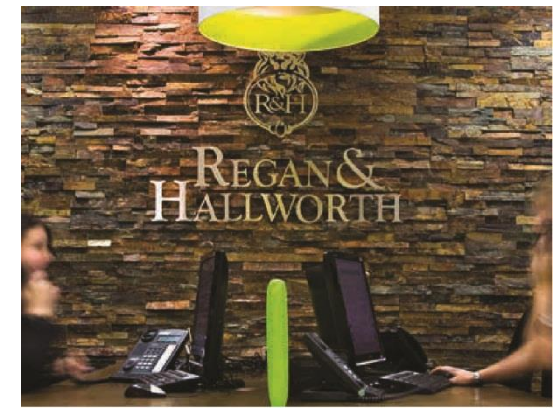
GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com



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