

FOR SALE

5A, Limes Avenue, Standish, WN6 0AB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5A, Limes Avenue, Standish, WN6 0AB

Outstanding modern detached family home located in the popular village of Standish



- Outstanding detached family home
- Large reception rooms
- Stunning kitchen with appliances
- Seven great sized bedrooms
- Two en-suites / family bathroom
- Gardens, garage, driveway
- Close to village and amenities
- 3286 SQ FT

Set behind electric gates and at the end of a lovely private drive sits this impressive exclusive detached family home. Properties like this do not come to the open market often which is why internal inspection of this immaculate home is highly recommended. The house sits at the head of Limes Avenue behind electric gates in the ever-popular village of Standish. The village boasts a range of amenities including some great pubs, restaurants and a range of shops. There are some outstanding schools for all ages and the M6 motorway is just a short drive away. Internally Limes Avenue has been finished the highest of standards throughout with attention to detail being a key focus to the current owner. On entering the property, the feeling of space becomes very apparent. The entrance hallway opens up to a 24 ft long family lounge / sitting room which then opens through to a formal dining area to the rear. The dining area spans the rear of the property which then gives access to the cinema room with bi folding doors leading out to the gardens. The beautifully fitted modern kitchen is the heart of the home being centrally located and offering a range of units along with integral appliances and access into the utility room and large double garage. Up on the first floor the property has five fantastic sized bedrooms with two of them benefitting from a stunning fitted en-suite. There is also a modern fitted family bathroom with large feature bath. Up on the second floor there is a central landing area giving access to two further double bedrooms making this a truly immense seven bed family home. Externally the property has a lovely paved driveway which leads through landscaped gardens and to an integral double garage. To the rear and side there are again landscaped gardens ample in size for the growing family. Internal viewings of this truly outstanding property are highly recommended to fully appreciate the overall size, finish and amazing location.

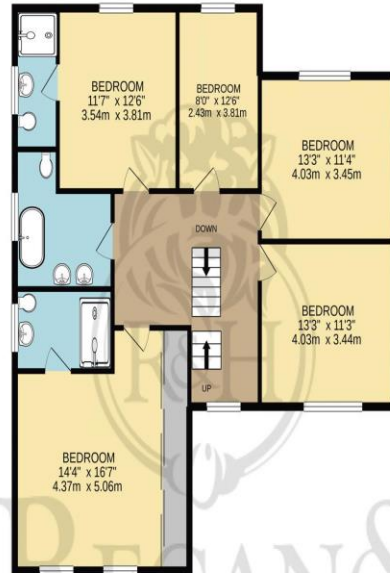




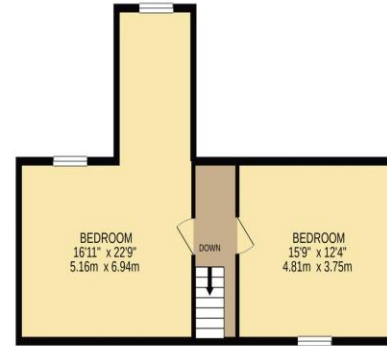
GROUND FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



1ST FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



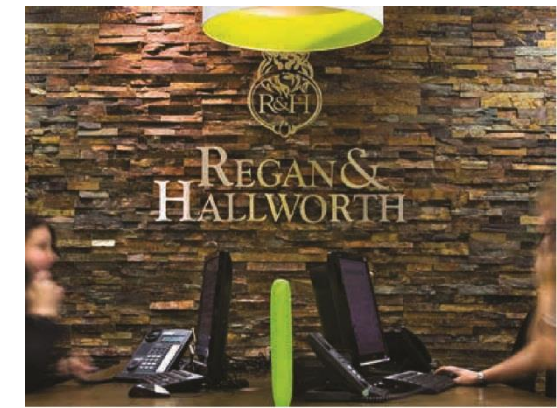
2ND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



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TOTAL FLOOR AREA : 3286 sq.ft. (305.2 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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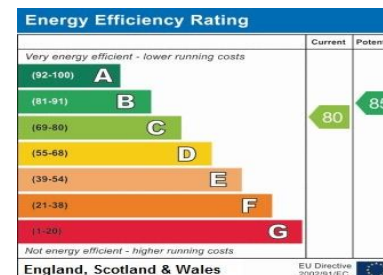
WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

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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