

**FOR SALE**

45, Greenside Close, Standish, WN6 0WG

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

ESTD  
1996



## 45, Greenside Close, Standish, WN6 0WG

*Spacious four bed detached house boasting a fantastic corner plot with open aspects.*

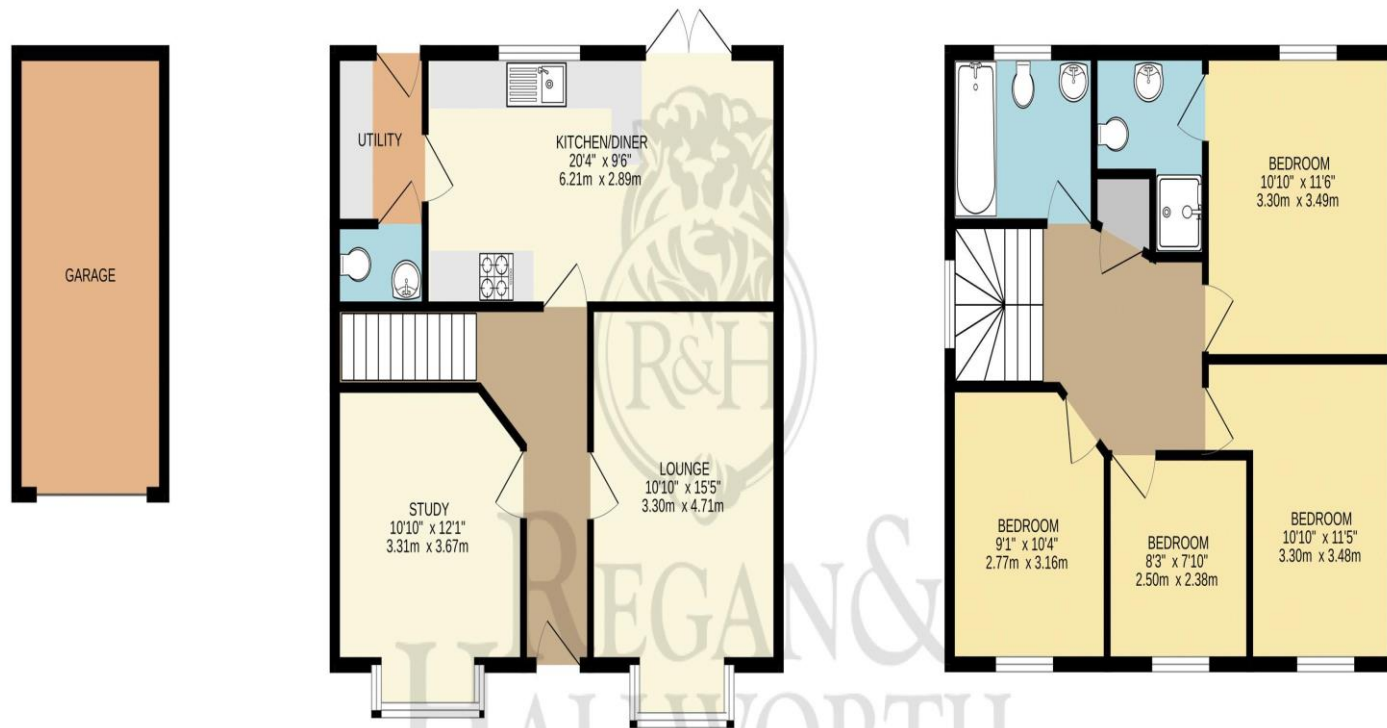


- Close to Standish village centre
- Four bedrooms/En-suite to master
- Private corner position
- Ample parking/Detached garage
- Beautiful family home
- Two reception rooms
- Open aspects to 2 sides
- 1331 SQ.FT

REDUCED FOR A LIMITED TIME ! An opportunity not to miss. If you are looking for a modern four-bedroom detached house with a large garden situated within walking distance to the centre of Standish village, this is the one for you. This impressive property stands out from the rest with its large and private corner plot that offers open views on two sides. You will love the peaceful and scenic setting that can only be appreciated in person. The location is unlike any other on a modern development, with a special charm and character. The house is accessed by a private walkway with no traffic and open aspects to the front. It also has its own garage, driveway and extra parking spaces at the rear, providing enough room for 4-5 vehicles. The location is ideal for families, with outstanding schools, a variety of local amenities in the village centre, Standish leisure centre and easy access to Wigan Town Centre and the M6 motorway network nearby. The house itself has a generous floor plan with ample living space on the ground floor. The attractive double-fronted facade has two bay windows and features a welcoming entrance hallway, two front-facing reception rooms (living room and sitting room/study) and a stunning fully fitted kitchen diner with patio doors to the rear garden. There is also a separate utility room and a ground floor WC for your convenience. Upstairs, there are four bedrooms, including a lovely master bedroom with an ensuite shower room. All the bedrooms have open views and share a family bathroom with a white suite of WC, hand basin and bath with shower over. Externally the property boasts a good sized fully enclosed lawned garden to the rear and side with a paved patio area perfect to relax on whilst watching the kids play. To the front there are lawned gardens and a paved pathway. To the rear there is a driveway leading to the detached single garage and additional parking spaces. Don't miss this opportunity to view this beautiful family home and the plot that it occupies.







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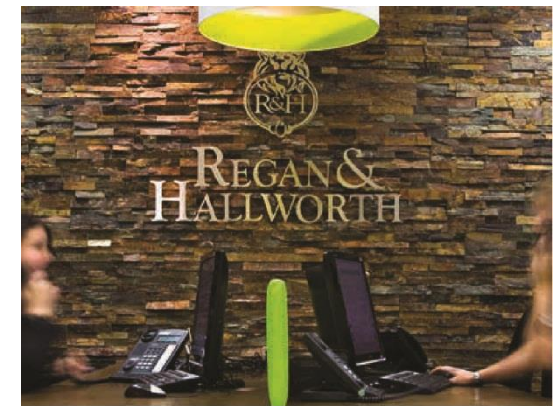
TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

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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