

FOR SALE

45, Trevore Drive, Standish, WN1 2TT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



45, Trevore Drive, Standish, WN1 2TT

Stunning 3 bed mid town house property located on the popular Worthington Park



- Outstanding mid-townhouse property
- Modern fitted kitchen with appliances
- Modern family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Three / four good sized bedrooms
- Parking for 2 cars / private rear garden
- 1050 SQ. FT.

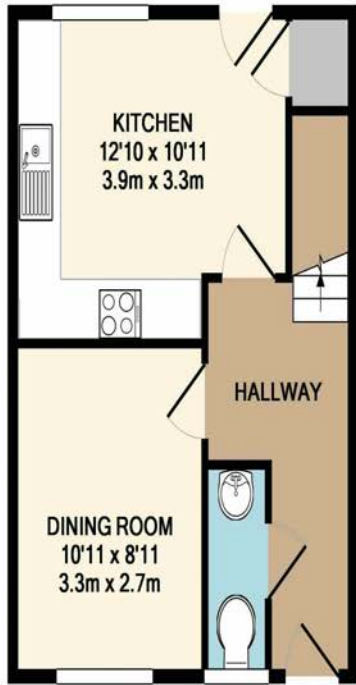
Now available for sale is this impressive three bed town house property situated on the ever-popular Worthington Park Development in Standish. Trevore Drive has been exceptionally finished throughout and boasts just over 1000 square ft of contemporary accommodation set over three floors.

The property gives easy access to a range of outstanding schools for all ages, some fantastic amenities, easy access into the village, some lovely countryside walks and is just a short drive to a number of major motorway networks. The truly stunning accommodation briefly comprises of ground floor entrance hallway, cloakroom/wc, great sized dining room / study / bedroom four and then a stunning fitted kitchen offering a range of wall, base and drawer units along with some integral appliances. Up on the first floor the landing area opens to give access to a good-sized bedroom and then a large lounge / sitting room with two windows to the front aspect. Up on the second floor the centrally located landing area gives access to a modern fitted family bathroom, second double bedroom and then a large master double bedroom to the front with modern fitted en-suite shower room.

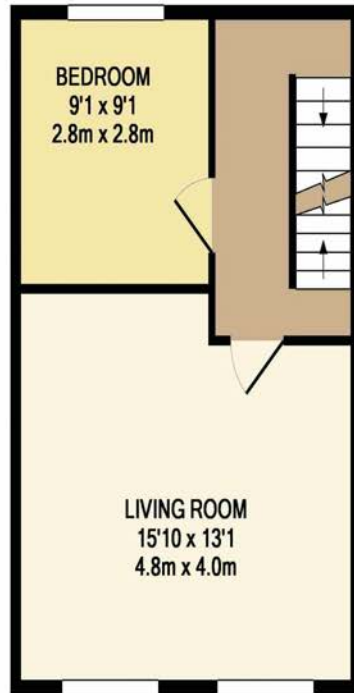
This immaculate family home also boasts allocated off road parking to the front for two cars and one of the larger and more private rear gardens which backs onto Mayflower Cottages, the rear garden has been tastefully landscaped making it very low maintenance. Internal inspection is highly recommended to truly appreciate the overall size, stunning finish and great location.



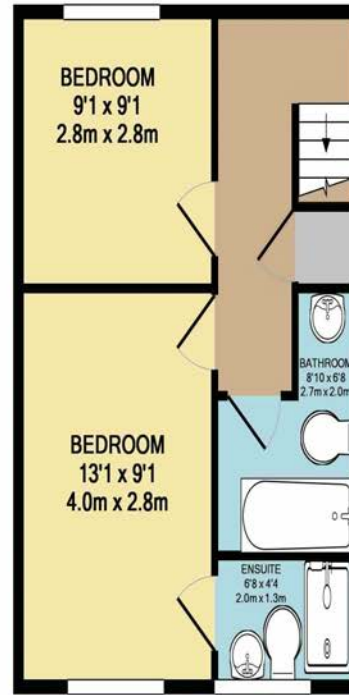




GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)



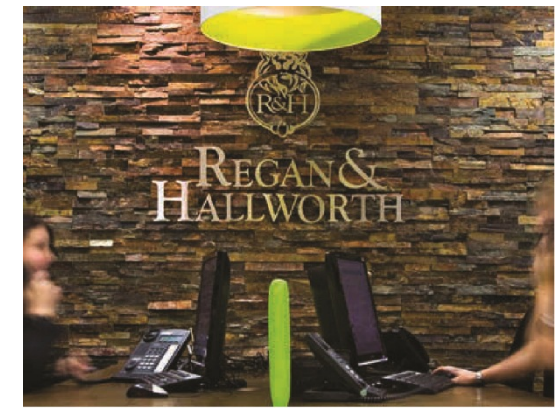
1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.