

**FOR SALE**

15, Langham Road, Standish, WN6 0TF

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

ESTD  
1996



## 15, Langham Road, Standish, WN6 0TF

*Superb semi-detached home with rear extension, garage & no chain delay.*

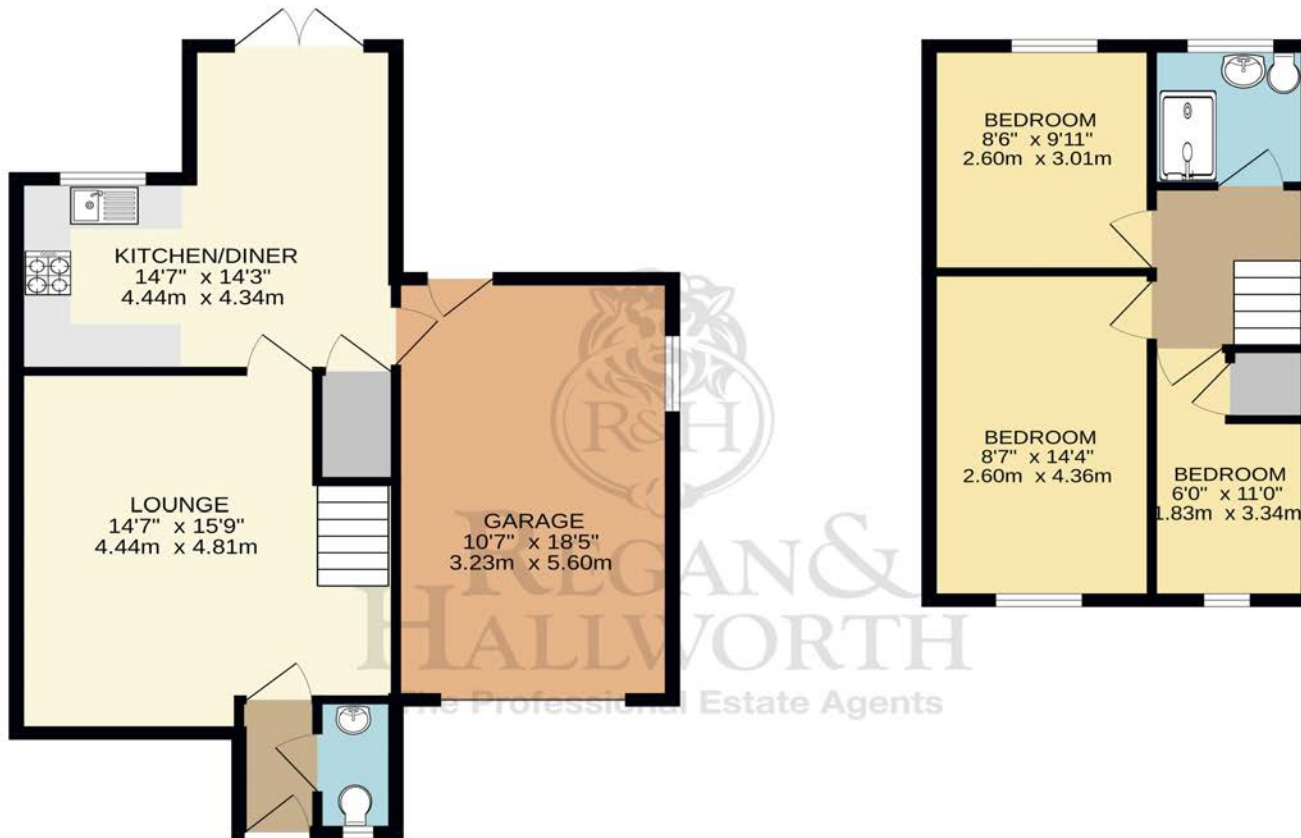


- Superb semi-detached home
- Extended to the rear
- Attached garage to side
- Available chain free
- 3 bedrooms / 1 reception room
- Pretty, landscaped plot
- Highly prized modern development
- 971 SQFT

Enviably positioned on the highly prized Langham Road in the bustling village of Standish, this beautifully maintained 3 bed semi-detached home is offered to the market with the added benefit of no chain delay & would be ideal for any first time buyers / young professionals looking to get onto the property ladder. Brimming with eye-catching kerb appeal, the home has benefited from a single storey extension to the rear, plus an attached garage to the side (a unique feature of this style of property) & in brief the comprises; an entrance hallway with wc / cloaks, lovely front lounge & a spacious remodelled kitchen diner with French Doors that lead out onto the rear garden. The modern fitted kitchen is finished with a range of integrated appliances. Upstairs, there are three bedrooms & a modern principal shower room.

Externally, the home rests on a superb overall plot, which because of the bend in the road enjoys lots of space to the front (with a side garden that could provide additional off road parking). There is a beautiful landscaped rear garden which is notably private, well stocked and boasts an Indian Stone patio area. The driveway to the front gives access to the attached garage which is larger than a standard single & has power, lighting & an electric roller shutter door. Locally, the home sits just a stone's throw to all of Standish's various shops, pubs and eateries, plus with the M6 only a short drive, this home is ideally positioned & early viewings are essential. No chain delay.



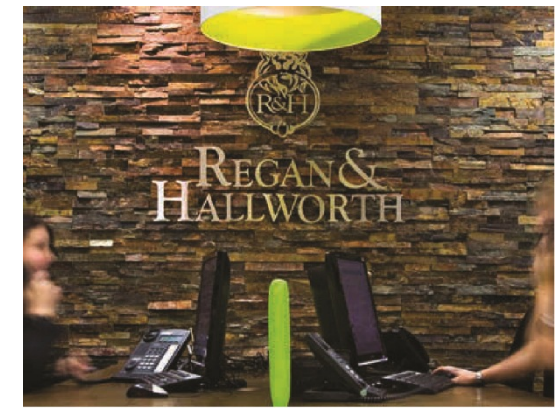


TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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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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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