

FOR SALE

12, Artisan Close, Standish , WN6 0WF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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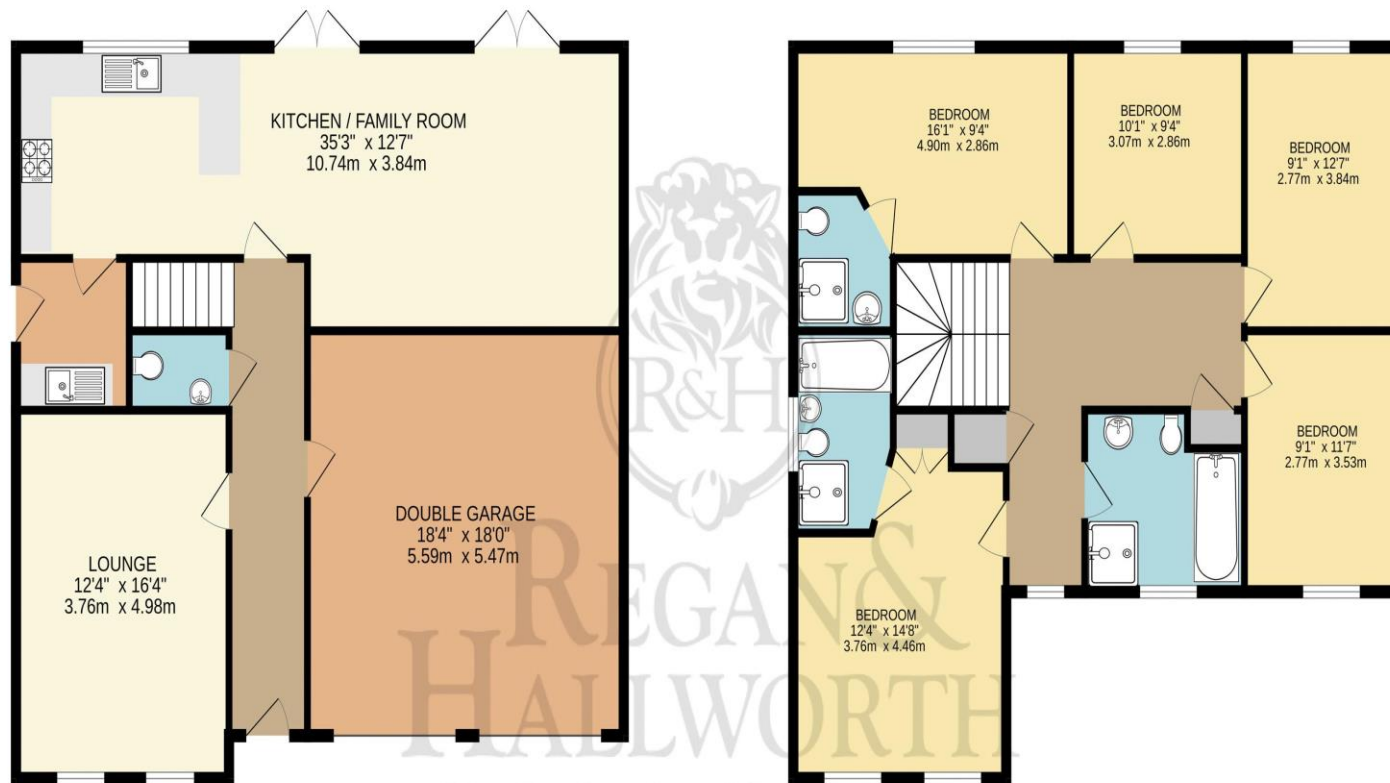
Outstanding FIVE bed detached family home located on a modern development in Standish



- Outstanding new build detached family home
- Modern open plan kitchen with utility room
- Two en-suites and a family bathroom
- Close to schools and amenities
- Excellent sized and versatile reception rooms
- Five good sized double bedrooms
- Large gardens / driveway / double garage
- 2054 SQ. FT.

Located on a modern development in Standish village sits this impressive, FIVE bed detached home which is immaculately presented throughout. Artisan Close is sat along a quiet cul-de-sac with woodland and fields to the front making this an exceptional buy for the growing family. The property boasts excellent access into the village with all its excellent amenities, close to a range of outstanding schools for all ages, great public transport links and is just a short drive to the M6 motorway network. Internally the property has been finished to the highest of standards offering just over 2000 square feet of accommodation which in brief comprises entrance hallway, access into the integral DOUBLE GARAGE, spacious formal lounge / sitting room located to the front, cloak room wc and then a 35 foot long, open plan kitchen / dining / family room with utility. The kitchen boasts a superb range of modern wall, base and drawer units along with appliances, then a spacious open plan area with two sets of double patio doors leading out onto the rear gardens. Up on the first floor Artisan Close boasts a large master suite with en-suite comprising of wc, sink unit, bath and shower unit, a second large double bedroom with modern fitted en-suite shower room, three more good sized double bedrooms and then a modern fitted family bathroom with bath and separate shower unit. Externally to the front the property has a well-maintained lawn which mature hedge boarder then a large driveway giving access to the integral double garage. To the rear there is a private and secure garden with patio area and well-maintained lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and amazing location of this superb family home.





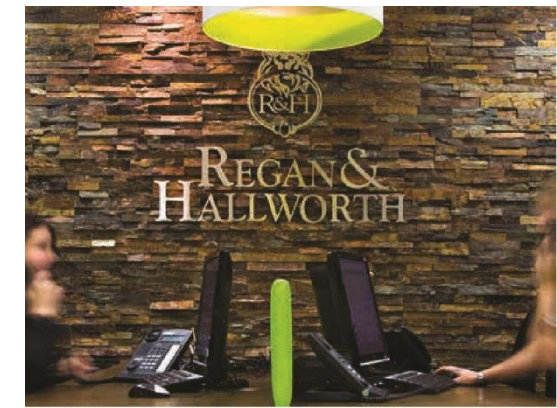
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TOTAL FLOOR AREA : 2054 sq.ft. (190.8 sq.m.) approx.

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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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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