

FOR SALE

38, Foxtail Meadow, Standish , WN6 0ZJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



38, Foxtail Meadow, Standish , WN6 0ZJ

Stunning semi-detached starter home with corner plot position & beautiful rear garden.

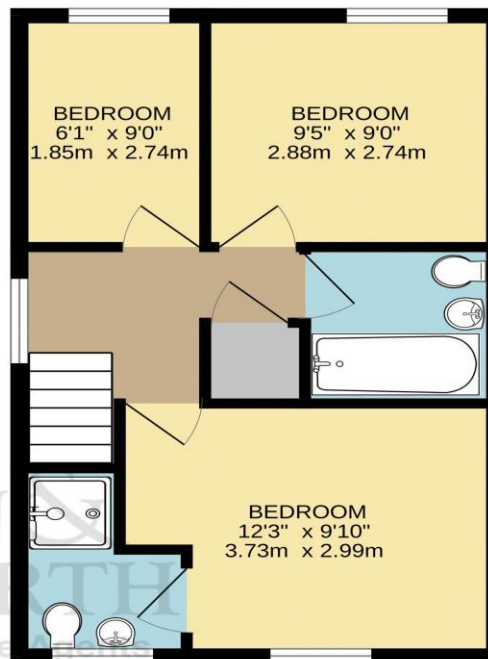
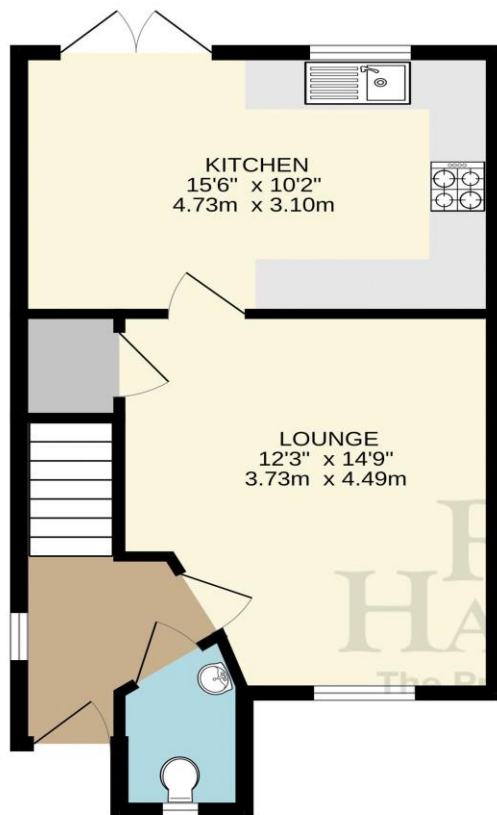


- Stunning semi-detached home
- Ideal starter property
- Quiet, tucked-away position
- Sunny rear aspect
- 3 bedrooms / 1 reception room
- Sought after modern development
- Larger than average garden
- Viewings essential

Enviably positioned on a smart new development in Standish, this immaculately presented 3 bed semi-detached home offers superb internal condition & would be ideal for any first time buyers looking to get onto the property ladder. Brimming with eye-catching kerb appeal, the property is tucked away in a quiet little corner of the development itself plus enjoys a larger than average rear garden that has been beautifully landscaped & enjoys lots of afternoon sun. The condition throughout here is superb and in brief the property comprises; an entrance hallway with wc / cloaks, main front lounge & a stylish rear kitchen diner with French Doors that lead out onto the rear garden. Upstairs, there are three bedrooms with an en-suite to the master bed & a modern principal family bathroom. Externally there is a beautiful landscaped rear garden which is notably private, well stocked and boasts an extended patio area. The rear faces & 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 2 minute drive away, this home is ideally positioned & early viewings are essential. Council Tax Band C. FREEHOLD.







TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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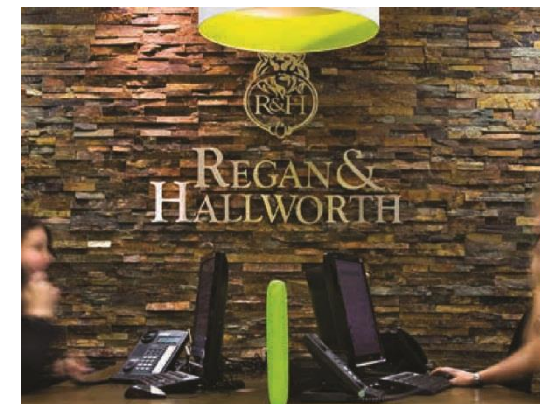
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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