

FOR SALE

52, Iron Drive, Standish , WN6 0UZ

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

 ESTD
1996



52, Iron Drive, Standish , WN6 0UZ

Exceptional four bed detached family home located on a modern new development in Standish.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four good sized double bedrooms
- Large driveway / garage / gardens
- 1597 SQ. FT.

Now available for sale and located on the popular Morris Home Development in Standish sits this impressive four bed detached family home. Iron Drive has been exceptionally well finished and presented by the current owners giving it a very modern and contemporary feel throughout along with spacious accommodation set over two floors. The property boasts superb access into Standish village which offers a range of bars, shops and restaurants. Its also within easy walking distance to a range of outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. In brief the accommodation comprises of spacious entrance hallway with cloak room wc, large formal lounge / sitting room located to the front with bay window and then to the rear there is a large open plan, kitchen / dining / family room with bi-folding doors out onto the rear gardens. The space houses an impressive modern fitted kitchen boasting a range of wall, base and drawer units along with utility room and breakfast bar island and then a large area for a formal dining area and day room. Up on the first floor there are four large double bedrooms with the master benefiting from a modern en-suite shower room and then a family bathroom with shower over bath. Externally the property has a large tarmacked double driveway leading to an integral garage with up and over door, there is a well-maintained garden to the side. To the rear there is a large, private and secure garden with well-maintained lawn. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location of this fabulous family home.





TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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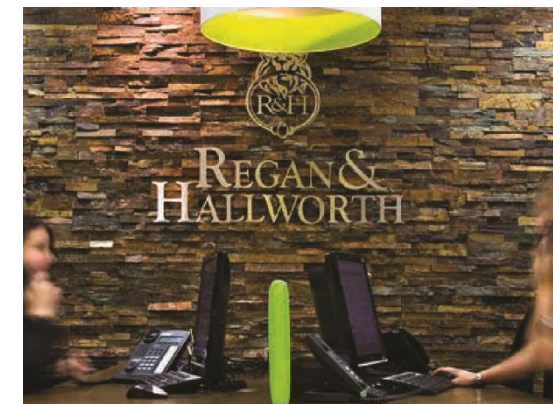
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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