

FOR SALE

4, Hawthorn Avenue, Standish, WN1 2ST



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A delightful and unique 3 bed semi-detached cottage in wonderful semi-rural setting

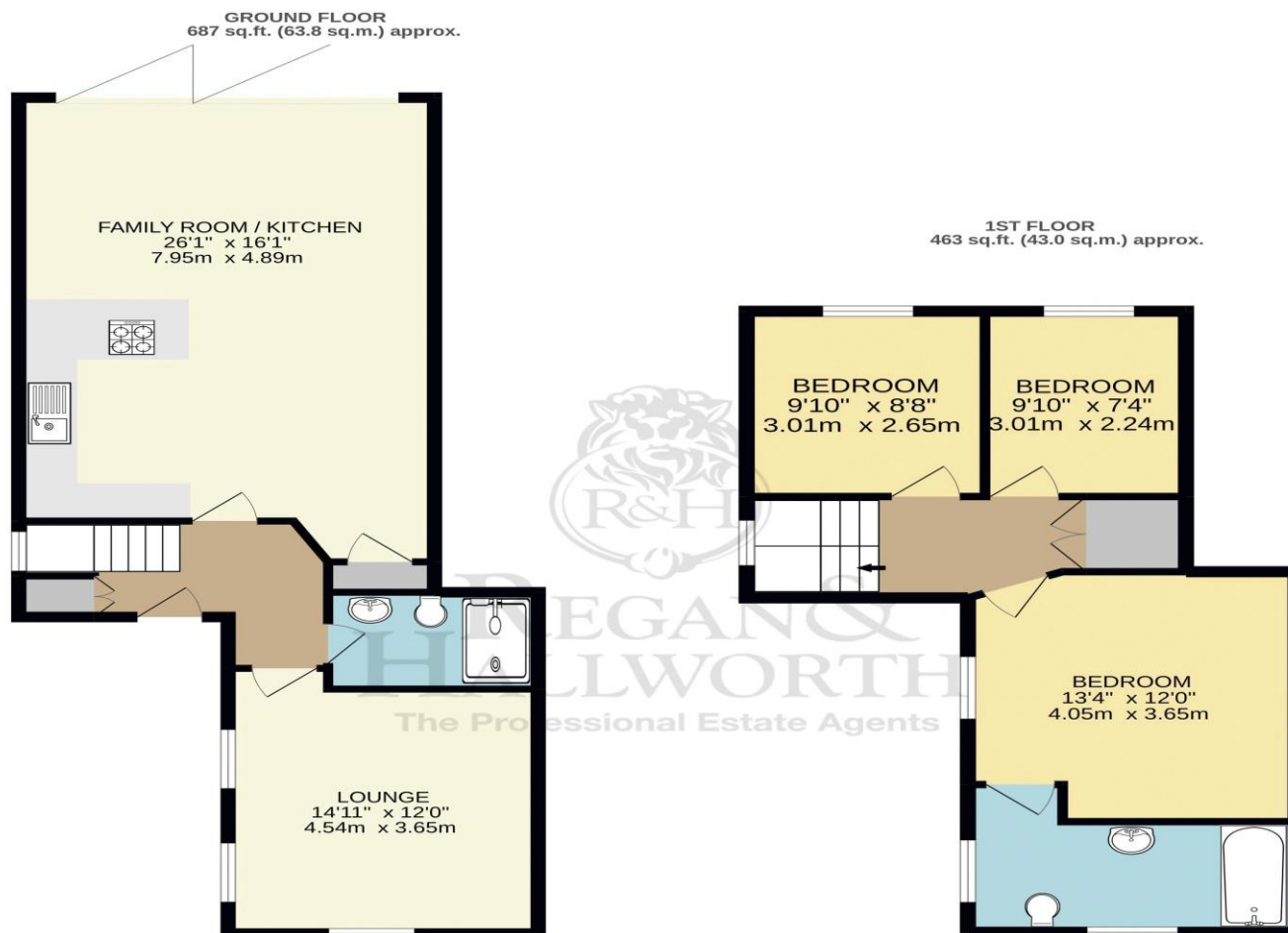


- Unique semi-detached cottage
- Sleek and stylish extension
- Open plan kitchen & Bifold doors
- Three bedrooms / Ensuite to master
- Semi-rural setting / Woodland aspects
- Beautifully landscaped rear garden
- 1150 SQ.FT. / Freehold / No chain
- Driveway off road parking

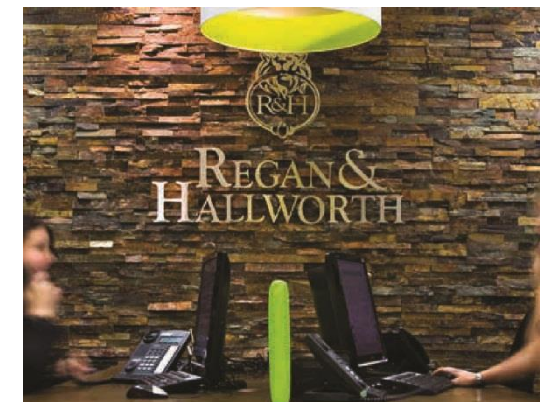
Nestled in a coveted location within a little-known semi-rural setting, bordering Douglas Valley and Haigh Estate, this unique 19th-century semi-detached family home offers lovely aspects, backing directly onto mature trees. Located just off Chorley Road in the popular area of Standish, the property enjoys a private setting that is within easy reach of various walks, trails, amenities, excellent schools, and motorway links. It boasts significant kerb appeal and offers a generous 1150 square feet of fully renovated living space. Dating back to 1897, this cottage-style home has been comprehensively upgraded and renovated, transforming it into the sleek, stylish open-plan living space it is today. With a full-width rear extension, the home was stripped back to brick, then rewired, replastered, and fitted with a new central heating system, new roof, render, windows, doors, and floorings. The home is spread across two floors and comprises a main entrance hallway with a stunning, fully tiled WC and ground floor shower room, a large front lounge, and a superb 26ft open-plan living kitchen diner. This stylish contemporary space, perfect for families and entertaining, is finished with quartz worktops, smart high-gloss units, and a range of quality integrated appliances, including an induction hob. The extension features a vaulted ceiling with Velux windows and large bi-folding doors that bathe the space in natural light. Upstairs, there are three bedrooms, including a master with an en-suite bathroom. Externally, the home sits on a beautifully landscaped plot. The low-maintenance rear garden includes a synthetic lawn and a patio area for enjoying the view, while the front offers off-road parking. Available with no chain delay, early inspection of this stunning home is absolutely essential.







TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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