

116, Almond Brook Road, Standish, WN6 0ST



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Spacious end townhouse offering considerable potential and available chain free.



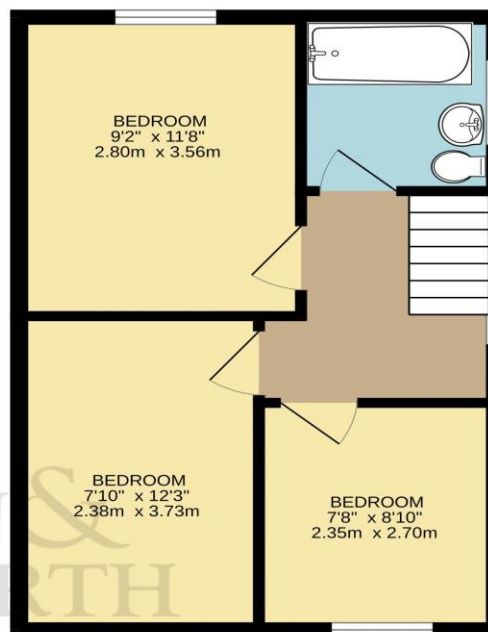
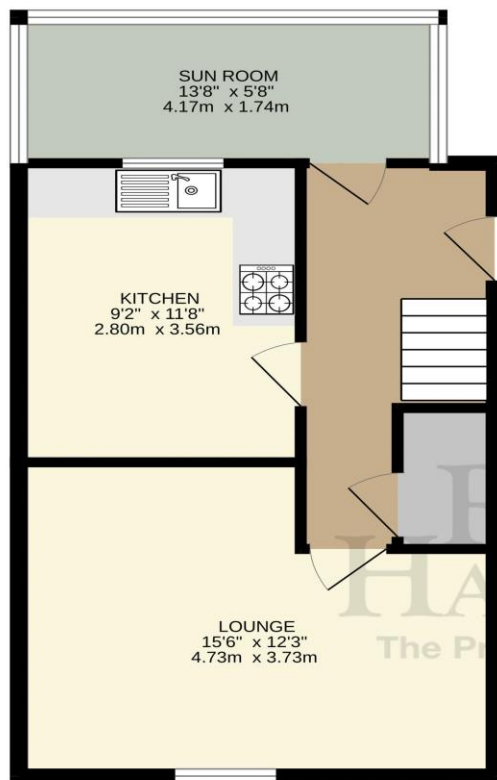
- Spacious end townhouse
- Brimming with potential
- Generous overall plot
- Available chain free
- 3 bedrooms / 1 reception room
- Highly prized main road setting
- Spacious driveway to front
- 820 SQFT

Offered to the market with the added benefit of no chain delay & brimming with potential for a client to purchase and make their own - this three bed end townhouse is enviably positioned along the highly prized Almond Brook Road in Standish, meaning clients can easily access the M6 motorway, plus all of Standish's shops, amenities, bars and cafes are just a short walk away. Internally the property is in need of modernisation throughout & in brief comprises; an inner hallway, a large main front lounge, fitted kitchen & rear lean-to / conservatory. Upstairs there are three bedrooms plus a 3-piece family bathroom suite. Externally, the home enjoys considerable frontage, set well back from the road behind a generous driveway which provides ample off road parking. The property overlooks open fields across the road too, giving it a very pleasant outlook. To the rear is an enclosed garden which is private. Early viewings are highly recommended to appreciate the potential of this competitively priced home.





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TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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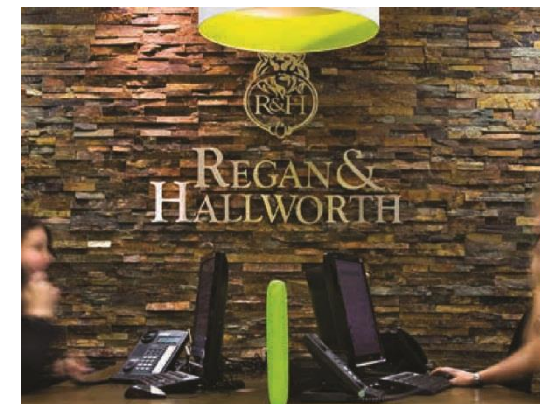
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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