

FOR SALE

11, The Rise, Standish Lower Ground , WN6 8LL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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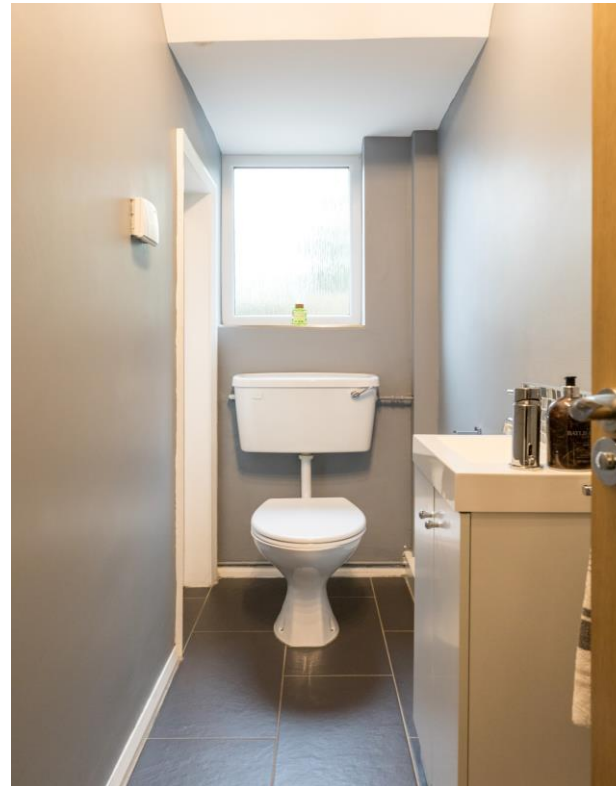
11, The Rise, Standish Lower Ground , WN6 8LL

Exceptional four bed detached family home located along a quiet cul-de-sac in Standish Lower Ground

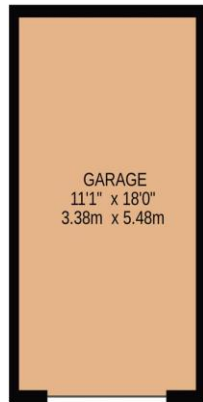


- Outstanding detached family home
- Modern fitted kitchen with appliances
- Family bathroom / shower over bath
- Close to schools and amenities
- Spacious and versatile accommodation
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1486 SQ. FT.

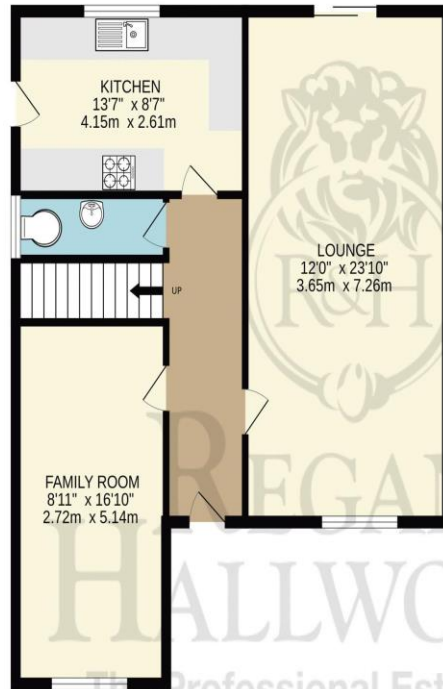
This is an excellent opportunity to purchase a truly stunning detached family home located at the bottom of a quiet cul-de-sac, sat on a superb, elevated plot in Standish Lower Ground. Properties along The Rise don't often come up for sale making this a MUST VIEW for any buyer looking for an excellent place to call home. The Rise is situated in the ever-popular area of Standish Lower Ground, close to a range of local amenities, town centre, public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks. Internally the property has been finished to an excellent standard throughout boasting spacious and versatile accommodation set over two floors. In brief the accommodation comprises of spacious entrance hallway with cloak room wc, large open plan lounge / dining room that runs the full length of the property with doors to the rear leading out onto the gardens, a separate family / second lounge and then a modern fitted kitchen boasting a range of wall, base and drawer units along with integral appliances. Up on the first floor there are three large double bedrooms, a fourth smaller double bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally The Rise has a well-maintained lawn to the front with long driveway leading down the side of the property to a detached brick-built garage with up and over door. To the rear of the property is a large, private garden with well maintained lawn, children's play area and patio area with pergola. Internal inspection is highly recommended to truly appreciate the deceptive size, versatile accommodation and outstanding location.



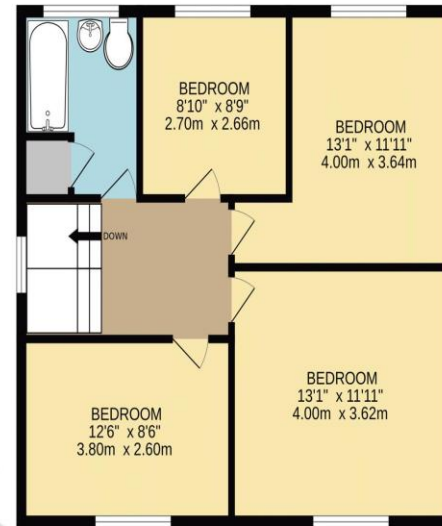
BASEMENT
199 sq.ft. (18.5 sq.m.) approx.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

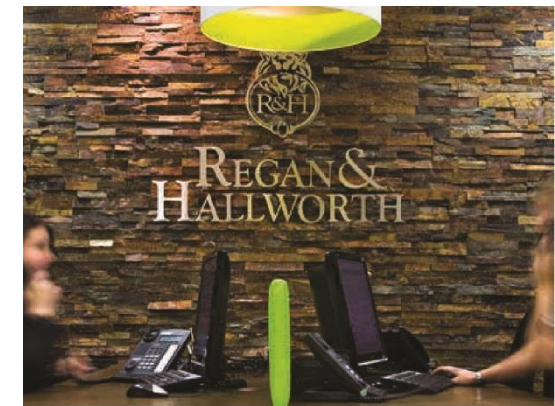


1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.0 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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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