

FOR SALE

11, Southlands Avenue, Standish, WN6 0TT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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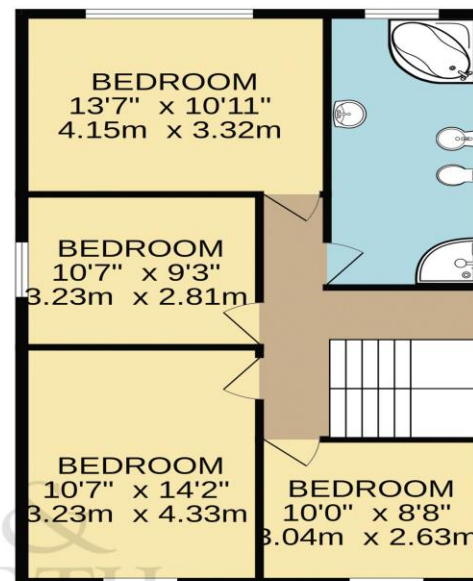
Substantial detached family home offering a deceptive 1850 SQFT of living space.



- Substantial detached family home
- Astonishing amount of floorspace
- Close to motorways / school
- Viewing essential
- 5 bedrooms / 3 reception rooms
- Quiet, highly prized setting
- Perfect family home
- 1850 SQFT

Benefiting from a large two storey extension to the rear, this superb detached family home provides a very deceptive 1850 square feet of light, contemporary living space, making it notably larger than most other detached houses on the estate. The location too, is particularly impressive as the home is enviably positioned on the highly sought after Southlands estate just off Green Lane in Standish & enjoying a pleasant aspect to the front facing the playing field know as the Rec. Internally, the decor is light and modern & the home in brief comprising; a particularly sizeable porch & access into a ground floor 5th bedroom with modern en-suite. There are two generous reception rooms, a fitted galley style kitchen with access into a large rear conservatory with insulated roof. Upstairs, the extended living space affords 4 good sized bedrooms & a particularly impressive principal bathroom suite (which is large enough to partition & create an en-suite to the master bed). Externally, there are gardens to both the front & the rear, with the landscaped rear garden benefiting from a flagged patio & being fairly low maintenance. To the front there is an extended block-paved driveway providing ample off road parking. Locally, the property enjoys convenient access to the M6 motorway, local shops, schools, health and leisure centres plus numerous eateries - properties rarely stay on the market here long & so early inspection is essential





TOTAL FLOOR AREA : 1850 sq.ft. (171.9 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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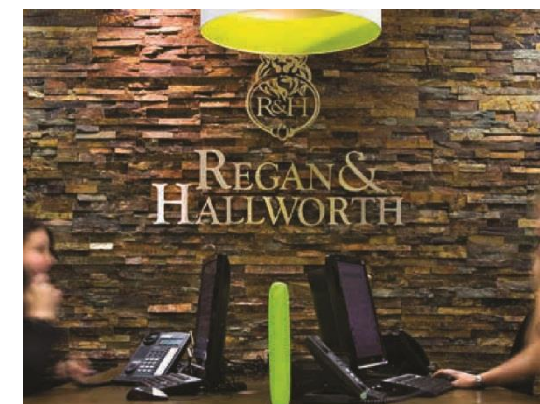
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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