

**FOR SALE**

18, Old Pepper Lane , Standish, WN6 0PH

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

ESTD  
1996





## 18, Old Pepper Lane , Standish, WN6 0PH

*Superb end cottage with sleek new render, all new windows & heating system.*

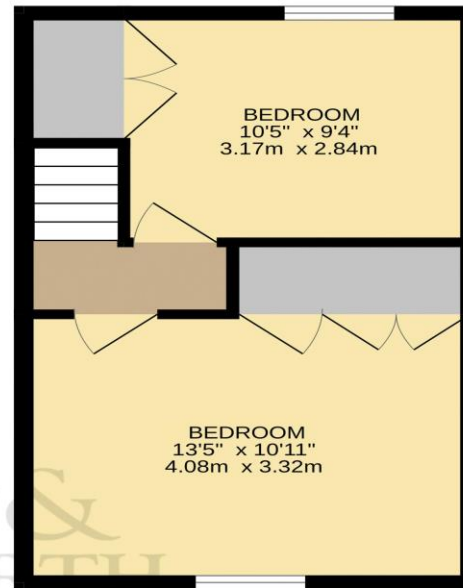
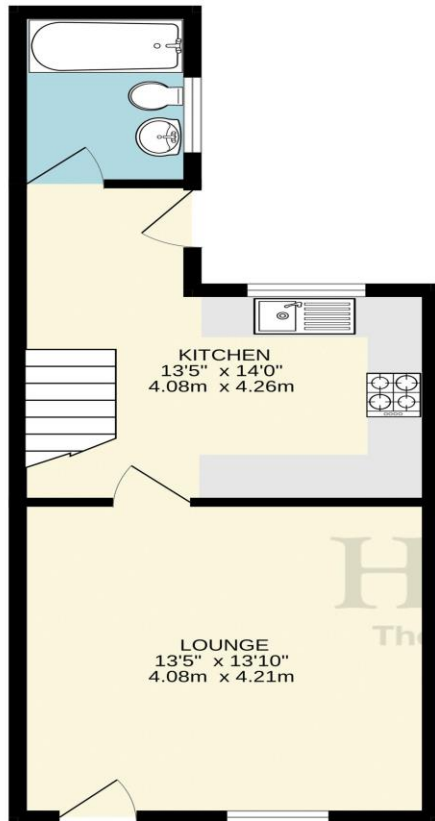


- Smart end cottage home
- Sleek, newly rendered exterior
- New heating system / pipework
- Close to motorway / village
- 2 bedrooms / 1 reception room
- All new Upvc windows
- Ideal starter home
- 689 SQFT

Brimming with instant eye-catching kerb appeal courtesy of its freshly rendered exterior, this smart two bed end terrace cottage would be perfect for any first time buyers looking for a quality property they can simply move straight into. Locally the home is enviably positioned along the highly prized Old Pepper Lane 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. The property has benefitted from numerous recent enhancements such as all new Upvc windows, a brand new heating system (including pipes and radiators), new plasterwork, fresh decor & carpets plus was even fully rewired meaning clients can simply move into the property & start unpacking. In brief the home comprises; a large main front lounge, a fitted kitchen diner plus a sleek, fully tiled principal bathroom suite. Upstairs there are two beautifully presented double bedrooms. Externally there is a rear enclosed garden which is private & enjoys a westerly rear aspect with late summer sun. Early viewings are highly recommended on this stunning starter property.







TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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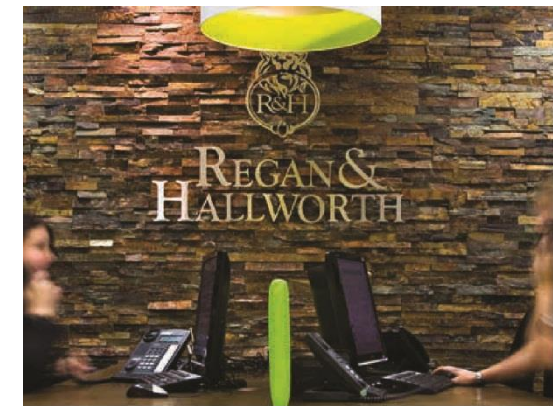
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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