

FOR SALE

10, Langley Close, Standish , WN6 0LS



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Outstanding semi-detached two bed true bungalow located on a quiet cul-de-sac in Standish.



- Exceptional semi-detached true bungalow
- Modern bathroom / shower over bath
- Two good sized double bedrooms
- Close to amenities and transport links
- Spacious reception with log burning stove
- Fitted kitchen with cooker / space for table
- Gardens front and rear plus driveway
- 621 SQ. FT.

Located on a quiet cul-de-sac in the ever popular village of Standish is this impressive, two bed semi-detached TRUE BUNGALOW which is now offered for sale with NO ONWARD CHAIN. Langley Close is sat on an excellent plot with well maintained and mature gardens front and rear along with great sized driveway. The property is situated close to the village centre which hosts a range of amenities, doctors and dentist, excellent public transport links and is just a short drive to junction 27 of the M6 motorway network. Internally this deceptively spacious bungalow has been finished to a great standard and in brief comprises of entrance hallway, formal lounge / sitting room located to the front with feature log burning stove, the first of two double bedroom located to the side, modern fitted family bathroom comprising of wc, sink unit and bath with shower over, master double bedroom located to the rear and then a modern fitted kitchen offering a range of wall, base and drawer units along with cooker and space for a small breakfast table. Externally there is a well-maintained mature garden located to the front with driveway. To the rear there is a private and secure garden with lawn and a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.





TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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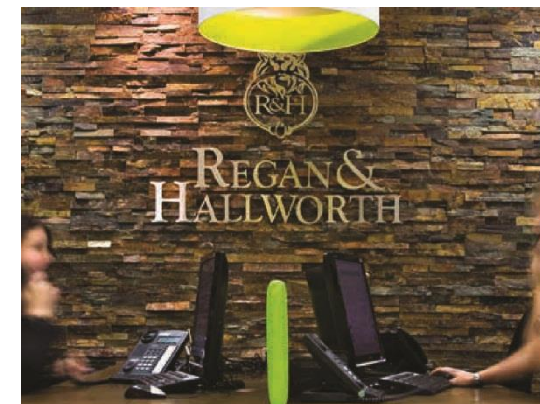
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com