

**FOR SALE**

41, Brookside Road, Standish , WN1 2TZ

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

ESTD  
1996





## 41, Brookside Road, Standish , WN1 2TZ

*Outstanding three bed semi-detached home with open woodland and fields to the rear.*



- Exceptional semi-detached home
- Fitted kitchen with cooker
- Three good sized bedrooms
- SOLD WITH NO ONWARD CHAIN
- Great sized and versatile receptions
- Two bathrooms / shower
- Large gardens / driveway / garage
- 1139 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this fantastic, three bed semi-detached home. Brookside Road is located in the ever-popular village of Standish and benefits from having open countryside and woodland to the rear. The property boasts excellent access to all the amenities the village has to offer along with outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks.

The property would also suit the buyer looking for a bungalow given is spacious and versatile accommodation. In brief the property comprises of entrance hallway, access into the integral garage which could easily be converted into another reception room or bedroom, large formal lounge / sitting room, dining room with double doors leading out onto the rear gardens, bathroom with shower and then a fitted kitchen offering a range of wall, base and drawer units.

Up on the first floor there are three excellent sized bedrooms and then a modern fitted family bathroom. Externally to the front Brookside Road has a walled and gated garden with lawn and block paved driveway giving access to the integral garage. To the rear there is a large, private and enclosed garden with well-maintained lawn, patio area all of which is not overlooked as is surrounded by woodland. Internal inspection is highly recommended to truly appreciate the deceptive and versatile space, stunning gardens and outstanding location.









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TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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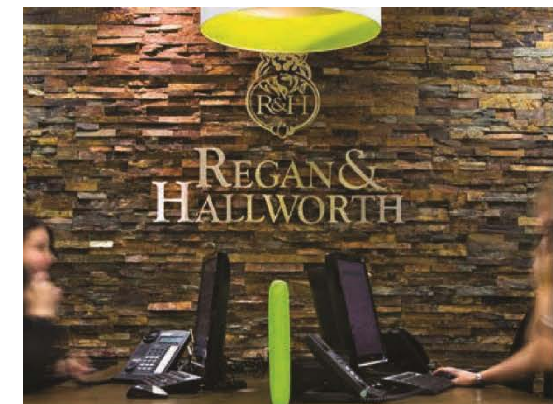
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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