

FOR SALE

7, Byron Close, Standish Lower Ground, WN6 8JZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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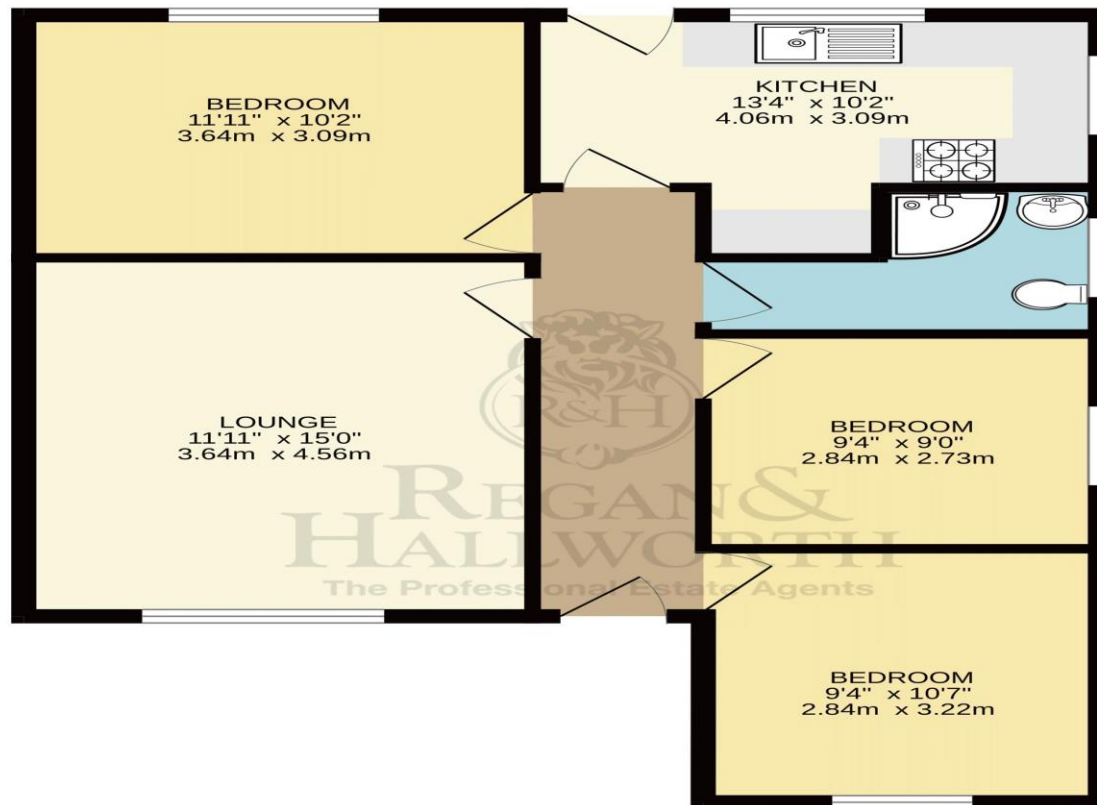
A superb, recently refurbished, 3 bedroom true bungalow in highly sought after cul-de-sac.



- Semi-detached true bungalow
- Refurbished & superbly presented
- Lovely quiet cul-de-sac
- Ample parking & private gardens
- Three bedrooms
- Modern fitted kitchen & shower room
- Close to canal & woodland walks
- 706 SQ.FT. / Freehold

Nestled in a tranquil cul-de-sac where properties rarely become available, we are thrilled to present for sale one of the highly sought-after true bungalows. These homes are in high demand and seldom stay on the market for long, so we encourage potential buyers to act quickly to avoid disappointment. This particular bungalow offers spacious three-bedroom accommodation that has been meticulously refurbished throughout by the current owners. The property boasts all-new electrics, central heating, and freshly plastered walls and ceilings. The entire house is decorated in a modern, neutral color scheme, featuring a stylish tiled shower room and an impressive shaker-style fitted kitchen. This turn-key home is perfect for those seeking a true bungalow with no steps or stairs, ready to move into immediately. Outside, there is ample off road parking a nice sized rear garden which only backs onto a bungalow making it nice and private. It also enjoys a sunny westerly aspect to rear. The property enjoys excellent access to a variety of local amenities, including the town centre, which is less than a 15-minute drive away. Public transport links are superb, and there are fantastic walking opportunities just around the corner, leading into extensive woodlands filled with ash, beech, hazel, and oak trees. These woodlands run alongside the River Douglas and are bounded by the Leeds-Liverpool Canal to the north. Additionally, the property is just a short drive from train stations and several major motorway networks. Don't miss out on this rare opportunity to own a beautifully refurbished true bungalow in a prime location. Contact us today to arrange a viewing!





TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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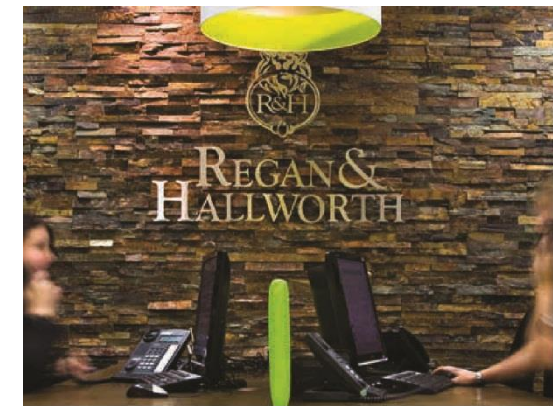
rightmove

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LR Finance

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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