

FOR SALE

5, Hedgerow Gardens, Standish , WN6 0UX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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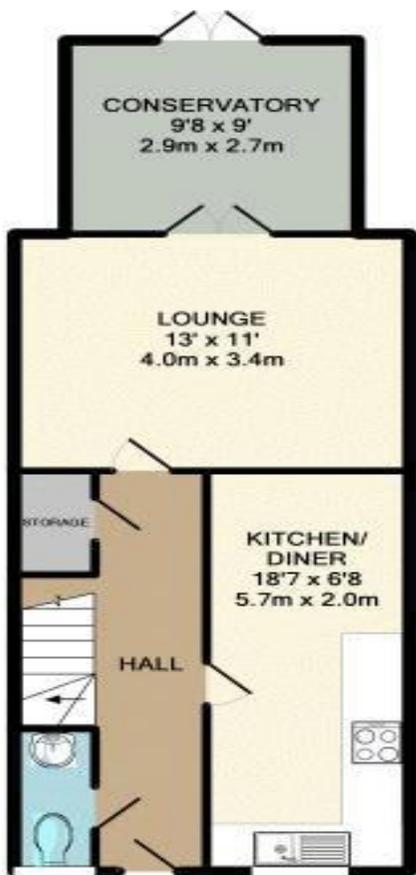
Excellent three bed mid-townhouse located in the heart of Standish village.



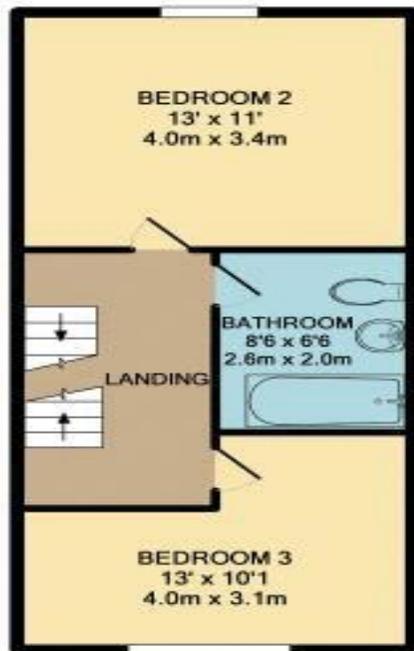
- Deceptively spacious mid-townhouse
- Great sized reception rooms
- Modern fitted kitchen / breakfast room
- Three good sized bedrooms
- Family bathroom and en-suite
- Gardens and parking
- Close to village centre
- 1086 SQ. FT.

Located on a small, quiet modern development in the heart of Standish sits this impressive garden fronted mid-town house. Hedgerow Gardens has been finished to a high standard throughout and boasts spacious and versatile accommodation set over three floors. The property is sat at the head of a small cul-de-sac and offers easy access into the village with all its amenities, some outstanding schools for all ages, public transport links and is just a short drive to junction 27 of the M6 motorway network. The accommodation is set over three floors and in brief comprises of entrance hallway, cloak room wc, store cupboard and then a modern fitted kitchen / dining room which offers a range of wall, base and drawer units along with some appliances and space for a dining table and chairs. To the rear of the property sits the formal lounge / sitting room with double doors leading into a great sized conservatory. Up on the first floor there are two double bedrooms one to the front and the other to the rear and a modern fitted family bathroom with shower over bath. Up on the second floor sits the master double suit with large store cupboard and a modern fitted en-suite shower room. Externally Hedgerow Gardens has a low maintenance garden and parking area to the front whilst to the rear there is a private and secure garden with lawn and patio area. Internal inspection is recommended to truly appreciate the deceptive size, great finish and amazing location of this excellent family home.





GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 SQ.M.)

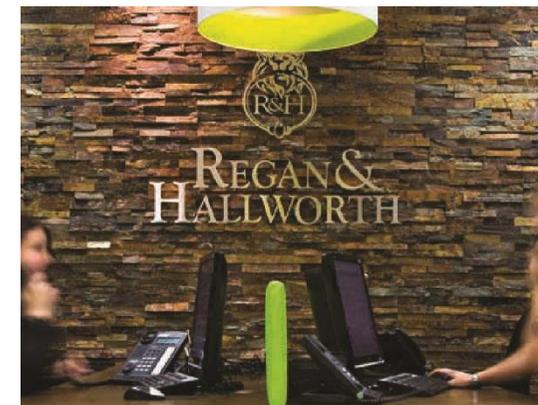
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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2ND FLOOR
APPROX. FLOOR
AREA 228 SQ.FT.
(21.2 SQ.M.)



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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