

**FOR SALE**

2, Orwell Close, Standish Lower Ground, WN6 8JH

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

ESTD  
1996





## 2, Orwell Close, Standish Lower Ground, WN6 8JH

*Spacious detached family home enviably located in a quiet little cul-de-sac setting*



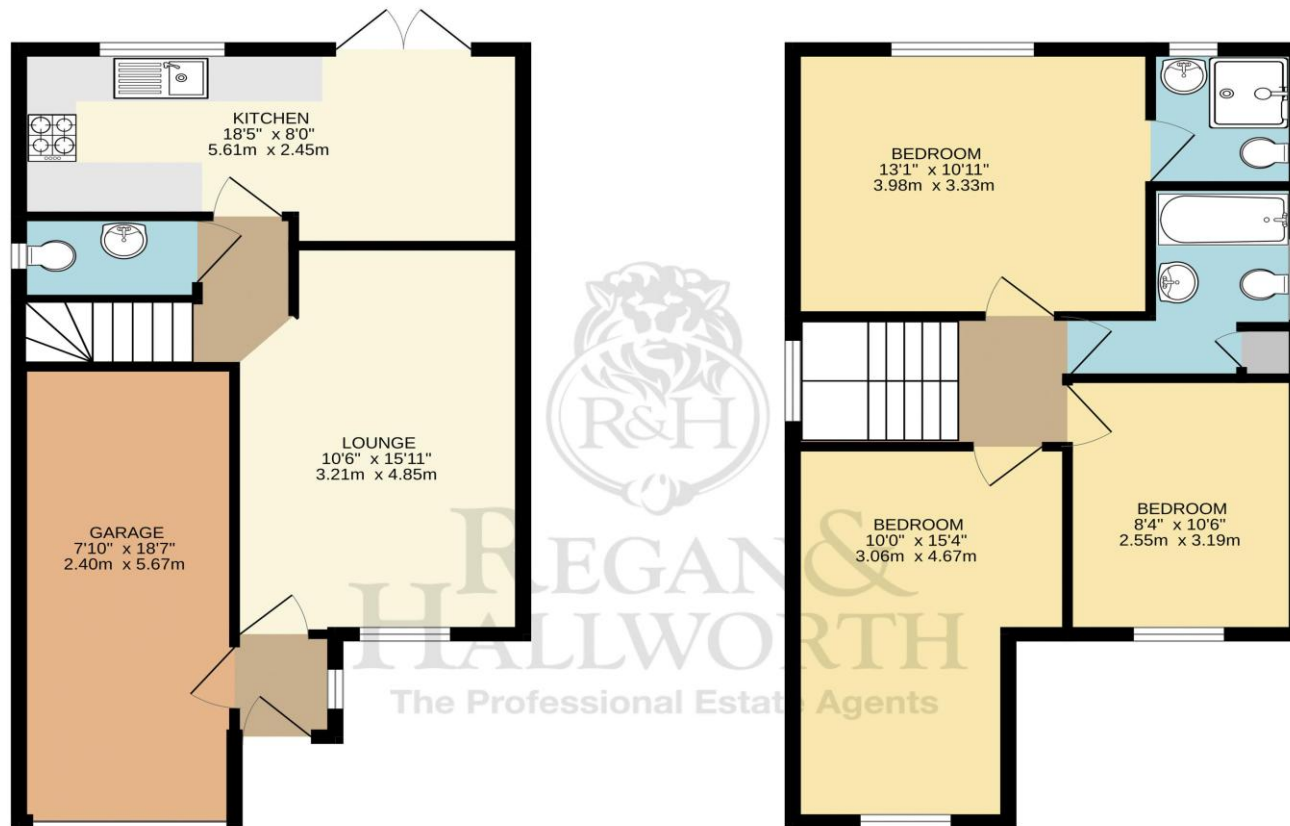
- Superb detached family home
- Generous amount of floorspace
- Quiet cul-de-sac setting
- Viewings essential
- 3 bedrooms / 1 reception room
- En-suite to the master
- Spacious rear garden
- 1016 SQFT

Tucked away in a superb residential setting & offering modern & spacious internal presentation throughout totalling in excess of 1000 square feet - this superb, detached family home must be viewed internally to be appreciated. The setting, which is a secluded, little known cul-de-sac in Standish-Lower-ground that consists of just a handful of houses, offers excellent proximity to Shevington & its many shops & schools, plus the picturesque setting of Crooke Village, as well as lovely canalside and woodland walks are all less than 5 minutes walk away. The property itself is arranged over two floors that in brief comprise; a front porch, spacious main lounge and a large open plan kitchen diner that runs across the back of the property with French doors that lead out onto the garden. Off the kitchen is a ground floor wc / cloaks. Upstairs, this design provides three really good sized bedrooms, with the master benefitting from its own en-suite plus there is a modern principal bathroom suite. Externally the home is positioned in a quiet little cul-de-sac & benefits from a large overall plot with potential to extend, should clients wish. To the front there is a driveway providing off road parking and leading to an integral garage. Early viewings are highly recommended.









TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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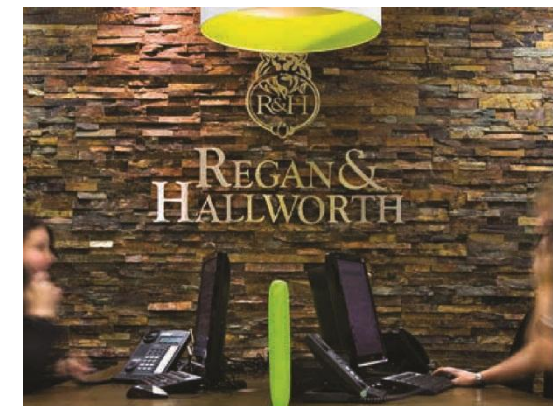
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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