

**FOR SALE**

15, Churton Grove, Standish, WN6 0SZ

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

 ESTD  
1996



## 15, Churton Grove, Standish, WN6 0SZ

Fantastic 3 bed detached house with good-sized south-west facing rear garden, garage & conservatory



Situated in a quiet cul-de-sac, this superbly presented three-bedroom detached home offers excellent value for money and is ideal for families or professionals alike. Highlights include a spacious and tastefully finished interior, a sunny south-west facing garden, a detached garage, and a high-specification conservatory with a tiled and insulated roof, providing comfortable year-round living space. Available with no chain delay and due to its desirable location and impressive features, early viewing is highly advised to avoid missing out.

The property provides a well-designed and practical layout, finished to a high standard throughout. It comprises entrance hallway, a comfortable lounge, and a spacious breakfast kitchen fitted with modern units, Granite work surfaces, and a range cooker. Adjoining the kitchen is a bright conservatory/sun room that has benefitted from an upgraded fully tiled and insulated roof providing a pleasant additional living space with direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms with fitted robes to master and a stylish three-piece family bathroom in white, comprising a low-level WC, pedestal wash hand basin, and a panelled bath with shower over. Complementary tiling completes the contemporary look.

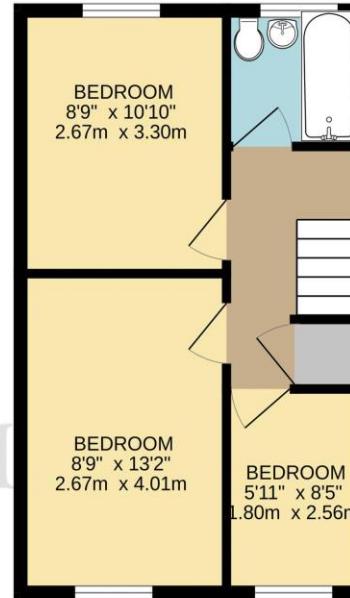
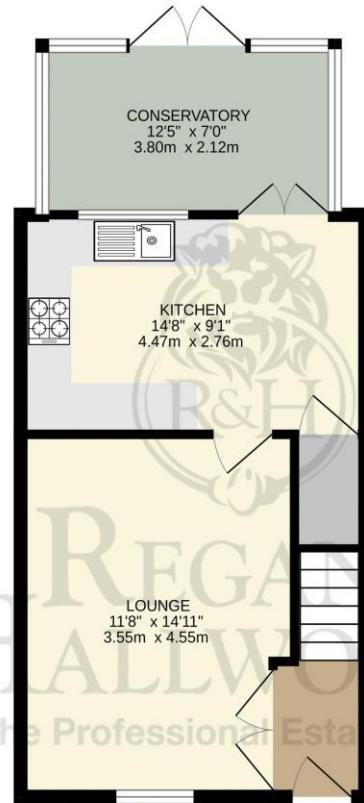
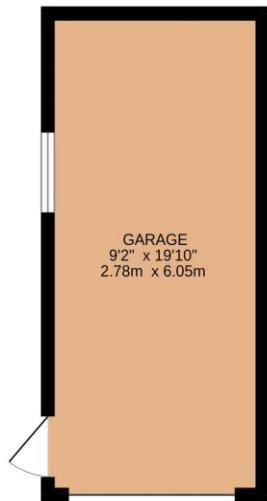
Externally, the property benefits from gardens to both the front and rear, along with ample driveway parking leading through feature composite gates to a detached garage in the rear garden. The rear garden is generous in size, enjoys a private, non-overlooked aspect, and boasts a desirable south-west facing orientation—ideal for enjoying sunshine throughout the day.

Additional features include gas central heating and double glazing. Situated in a sought-after residential area, the property enjoys convenient access to Standish town centre, highly regarded local schools, and excellent transport links including the M6 and wider motorway network.





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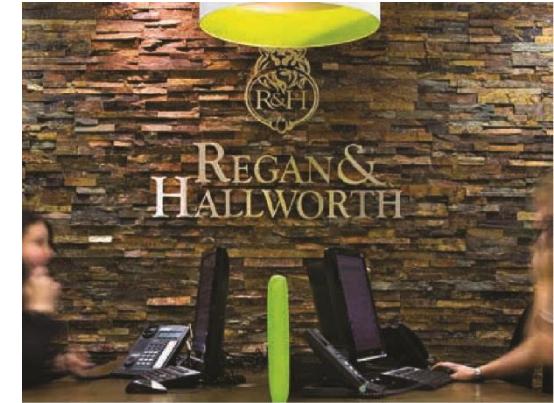


TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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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