

FOR SALE

55, Foxtail Meadow, Standish, WN6 0ZJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



55, Foxtail Meadow, Standish, WN6 0ZJ

Stunning detached family home with beautiful landscaped garden & 1454 SQFT



- Stunning executive detached
- Superb corner plot position
- Professionally landscaped garden
- Highly prized modern development
- 4 double bedrooms
- Generous amount of floorspace
- Driveway & detached garage
- 1454 SQFT

Prominently positioned on a lovely corner plot & brimming with instant kerb appeal courtesy of its double-fronted design - this stunning & particularly spacious detached 4 bed home boasts light, contemporary interiors that are set across 2 floors & total a generous 1454 square feet of living space. Located on a smart new development in the highly prized village of Standish, the property sits a short walk from the village centre & its numerous new bars, cafes and pubs, whilst the M6 motorway is a short drive away.

The property itself is generously proportioned, comprising in brief of; an hallway, wc / cloaks, large main lounge with French Doors that open out onto the garden plus a stunning open plan kitchen diner which is 21ft long & finished with a range of integrated appliances & a dining area too. Upstairs, the home provides four double bedrooms, with the master benefitting from elegant fitted wardrobes & a superb en-suite, plus there is a 4-piece family bathroom suite.

Externally, the home sits on a private plot with a driveway to the side providing ample off road parking & leading through to a detached garage. The garden has been beautifully landscaped & is finished with two superb Indian Stone Patio areas, a low maintenance synthetic lawn, some raised beds and a pretty timber gazebo. Viewings are highly recommended on this stunning family home.







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TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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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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