

65, Pepper Lane, Standish, WN6 0PY



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Eye-catching 3 bed 1930's semi-detached home boasting superb gardens and large private



- Pretty 3 bed period home
- Light-filled through lounge
- Four piece family bathroom
- Large gardens and driveway
- New roof & refurbished interior
- Modern fitted kitchen diner
- Three bedrooms
- 727 SQ. FT. / Freehold

Set back from one of Standish's most desirable roads, this charming 1930s semi-detached home boasts a generous front garden and a spacious private driveway, offering excellent kerb appeal. Recently fitted with a new roof and presented to a high standard throughout, the property blends traditional character with a modern, contemporary living environment. Its location provides easy access to the amenities of Standish village, schools for all ages, and excellent transport links, including a short drive to Junction 27 of the M6 motorway and Appley Bridge train station, with direct services to Manchester and Southport. The accommodation spans two floors and retains a cosy, inviting atmosphere with a distinctive layout that makes an internal viewing essential for buyers seeking a character home. On the ground floor, the property features an entrance hallway, a large through lounge/sitting room with windows to both the front and rear, and an extended kitchen fitted with a range of wall, base, and drawer units, along with a cooker and dining area. Double doors from the kitchen open onto the rear patio and garden, ideal for outdoor living. Upstairs, a centrally located landing provides access to two double bedrooms, a single bedroom, and a modern four-piece family bathroom with a bath and separate shower unit. Externally, the walled front garden is mainly laid to lawn and is complemented by a long gravel driveway providing ample off-road parking. To the rear, a generous, private garden features a patio and well-maintained lawn, perfect for relaxing or entertaining. Additional benefits include double-glazed windows and doors, as well as gas central heating.

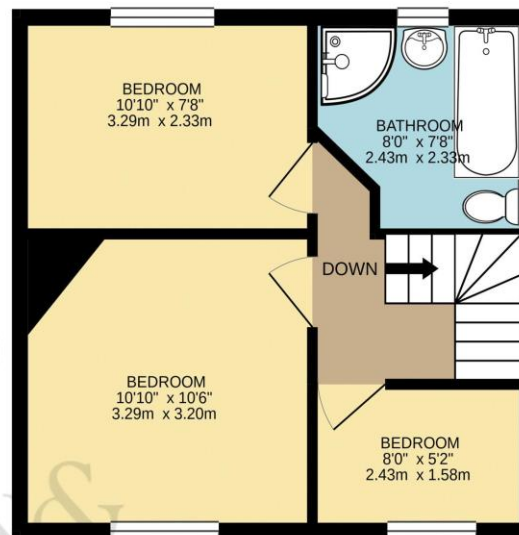




GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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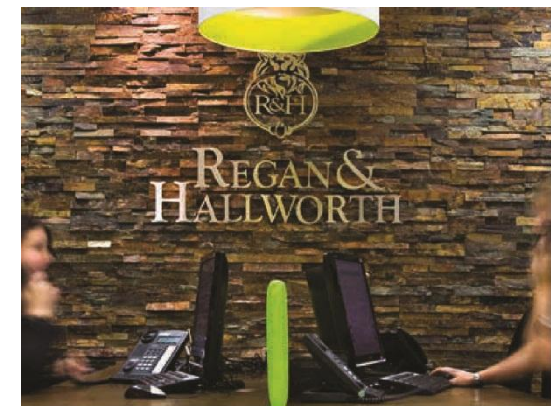
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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