

FOR SALE

27, Spearwort Close, Standish , WN6 0ZW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



27, Spearwort Close, Standish , WN6 0ZW

Outstanding three bed detached family home located on a quiet corner plot in Standish.



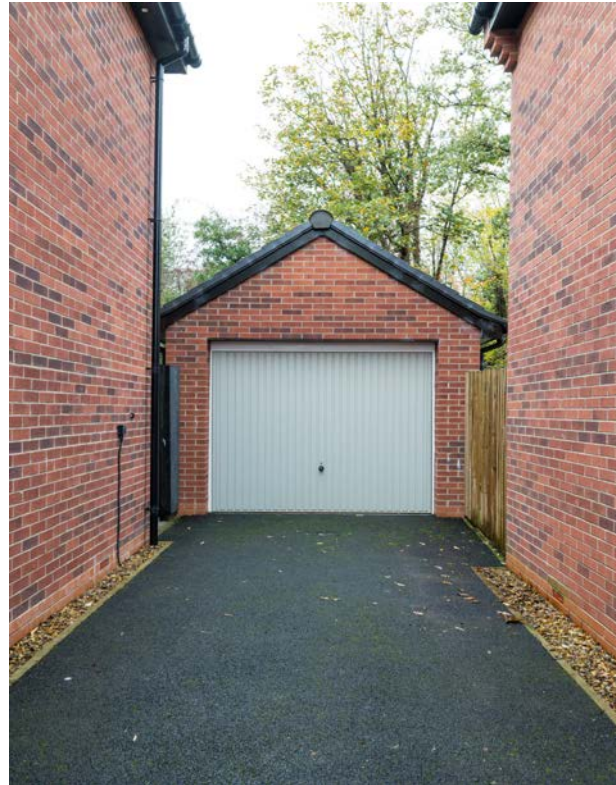
- Modern detached family home
- Open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception room
- Three great sized bedrooms
- Large gardens / driveway / garage
- 1001 SQ. FT.

Now available for sale and located on a new, modern development in the Almond Brook area of Standish sits this impressive, detached family home. Spearwort Close is tucked away in what is possibly one of the best plots on the development enjoying an unusually pleasant and peaceful aspect not facing other houses and overlooking mature trees. Locally the property rests close to the centre of Standish village and its numerous shops, bars and eateries, outstanding schools for all ages plus the M6 motorway is just a short drive away.

Internally the property has been immaculately finished and presented throughout with the accommodation in brief comprising of entrance hallway, cloak room wc, large formal lounge / sitting room with bay window and then a modern, open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with dining area and patio doors leading out on the landscaped gardens. Up on the first floor there is a large master double bedroom with wardrobes and modern en-suite shower room, two more good sized double bedrooms and then a family bathroom with shower over bath.

Externally the property has a driveway to the side of the property leading to a single garage with an additional driveway to the front providing ample off-road parking. The rear gardens have been tastefully landscaped with large patio area, faux lawn and pergola surrounded by mature woodland. Internal inspection is highly recommended to truly appreciate the properties internal condition and it's amazing location.

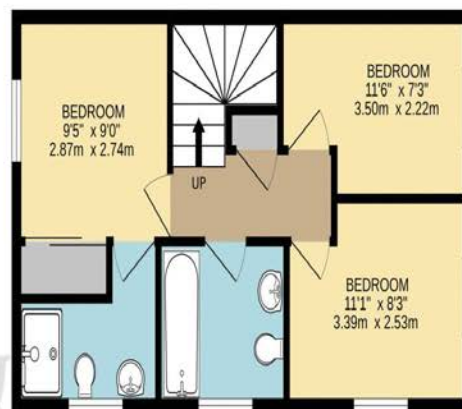




GARAGE
127 sq.ft. (11.8 sq.m.) approx.

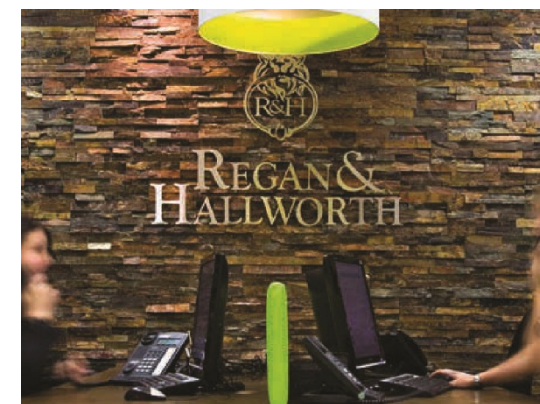
GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

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