

26, Greenland Avenue, Standish , WN6 0TH





## 26, Greenland Avenue, Standish , WN6 0TH

*Traditional three bed semi-detached home located in the heart of Standish.*



- Traditional semi-detached family home
- Open plan kitchen / dining room
- Bathroom with shower over bath
- NO ONWARD CHAIN
- Great sized reception rooms
- Two double / one single bedroom
- Large gardens front and rear / driveway
- 957 SQ. FT.

This is a truly exciting opportunity to purchase a traditional three bed semi-detached home located along a quiet and popular street in the heart of Standish Village. NOW OFFERED WITH NO ONWARD CHAIN.

Greenland Avenue needs some modernisation but once complete this would make a fantastic family home. Situated just a short walk from the centre of the village, Greenland Avenue offers easy access to all the shops, bars and restaurants Standish has to offer along with public transport links, outstanding schools for all ages and is just a short drive to the M6 motorway network.

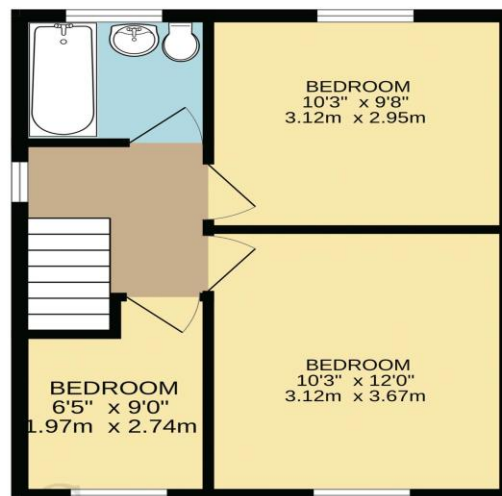
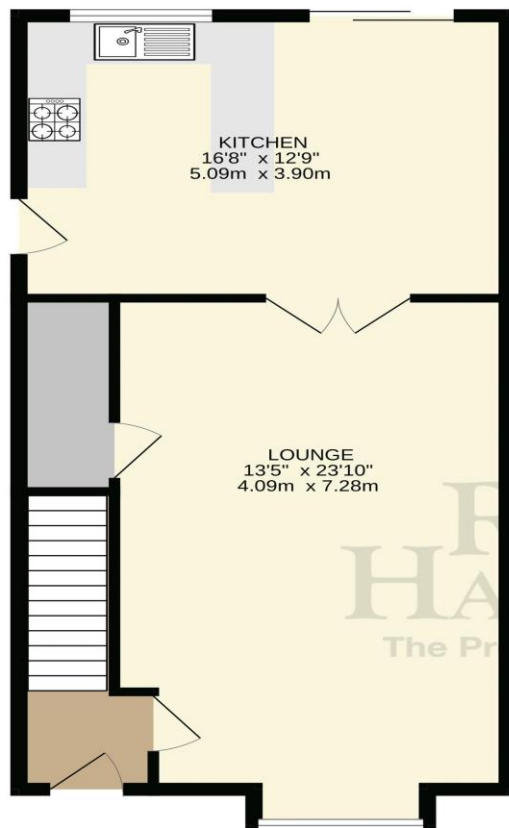
Internally the accommodation is set over two floors offering just over 900 square foot comprising of entrance hallway, large formal lounge / sitting room situated to the front with a bay window then a another large open plan kitchen / dining room located to the rear with the kitchen offering a range of units, space for a dining table and doors leading out onto the gardens. Up on the first floor there are two good sized double bedrooms, one single and a family bathroom. Externally

Greenland Avenue has a walled front garden with driveway. To the rear there is a large and private garden with lawn and patio area. Internal inspection is highly recommended to truly appreciate the properties size, its excellent potential and





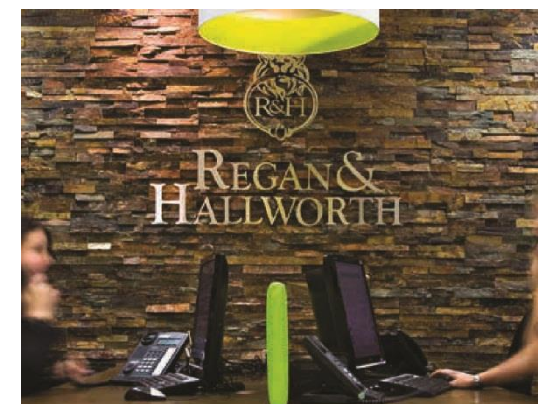




**TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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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