

FOR SALE

10, Softrush Park, Standish, WN6 0WJ

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

 ESTD
1996



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Sleek, stylish property offering show home presentation throughout.



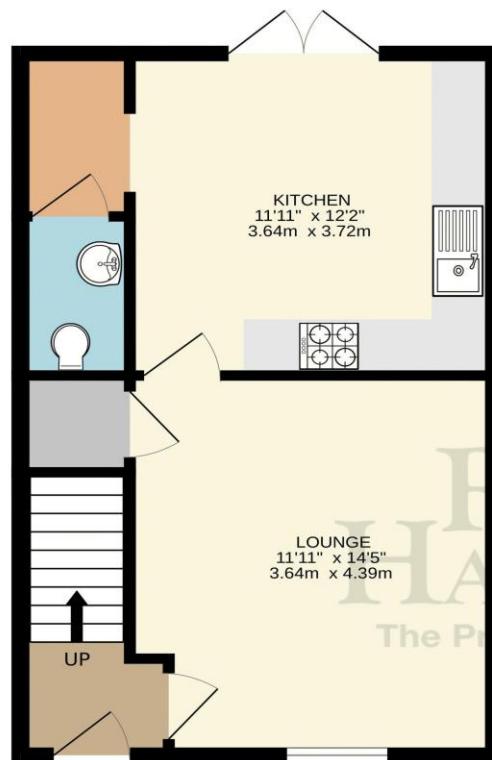
Enviablely located on a highly coveted new development in Standish & boasting show home presentation both inside & out - this immaculate, semi-detached property is brimming with eye-catching kerb appeal & totals a generous 825 square feet of living space that must be viewed to be fully appreciated. Ideal for any first time buyers, or young families getting onto the property ladder, this smart home offers light contemporary interiors and impeccable presentation coupled with a well designed layout. Our clients have further improved the living space, adding elegant panelling to some of the walls, upgrading the flooring to high quality herringbone LVT & enhancing the kitchen to include stylish quartz worktops. The result is an exceptional property that is set across two floors & in brief comprises; an entrance hallway with beautiful main lounge, a smart, open plan fitted kitchen diner to the rear which is finished with a range of integrated appliances, low spot lighting & French Doors that open onto the garden. There is also useful utility area & wc / cloaks too. Upstairs there are three impeccably presented bedrooms, a an en-suite to the master bed & a modern principal bathroom suite. Externally, there is a double driveway to the front for convenient, off road parking, whilst the rear has been completely overhauled too with our clients building an extended porcelain flagged patio area & synthetic lawn. The rear also enjoys a sunny, south-westerly aspect & therefore lots of late afternoon sun. Locally the property rests close to the centre of the village & its numerous shops, bars and eateries, plus the M6 motorway is just a short drive away. Viewings are essential to appreciate the quality of home on offer.



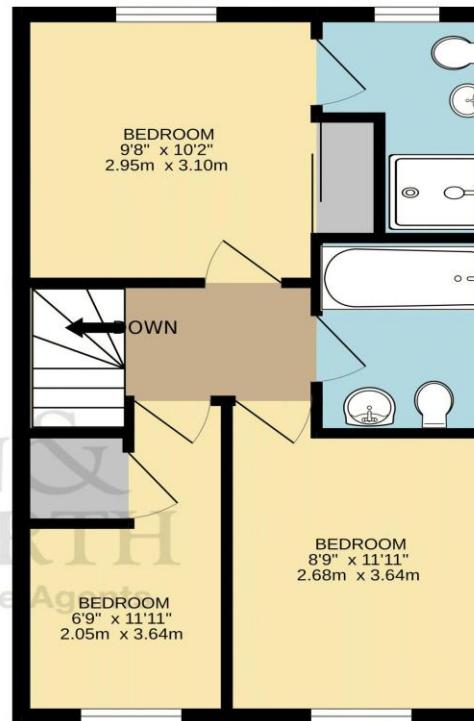


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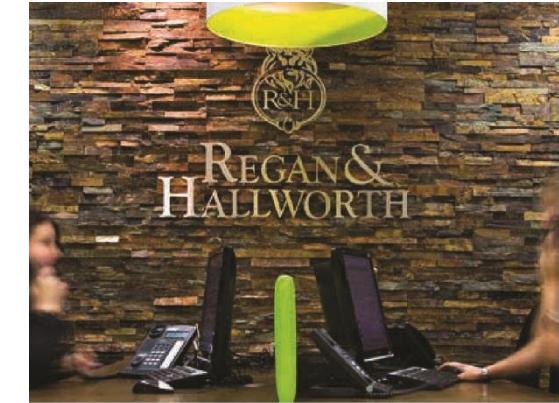
GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



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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