

**TO LET**

66b, Pepper Lane, Standish , WN6 0PT

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





# 66b, Pepper Lane, Standish , WN6 0PT

Excellent three bed detached family home set behind electric gates in Standish village.



- Superb detached family home
- Modern open plan kitchen / dining
- Family bathroom / en-suite
- Close to village and amenities
- Great sized reception rooms
- Three spacious bedrooms
- Gardens / large secure driveway
- 886 SQ. FT.

Now available to Let and located in the ever popular village of Standish is this modern and spacious three bed detached family home. Situated along Pepper Lane and set behind private electric gates, the property gives excellent access to all the amenities the village has to offer along with superb schools for all ages, public transport links and is just a short drive to the M6 motorway network. Internally the property has been finished to a really high standard with the accommodation briefly comprising of entrance hallway with solid wood flooring, large formal lounge / sitting room with wood floors and patio doors leading out onto the rear gardens and then an open planned kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with cooker and fridge freezer. The spacious dining area had another set of patio doors leading out on the rear gardens.

Up on the first floor the centrally located landing area opens to give access to a master double bedroom to the front with modern fitted en-suite shower room, second double bedroom to the side, modern fitted family bathroom and then a third great sized bedroom ton the rear.

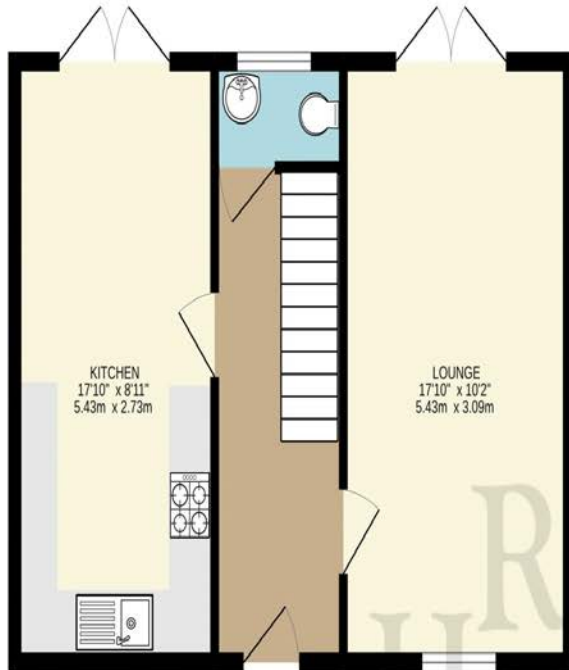
Externally the property is very private with electric gated giving access to a large secure driveway. To the rear there is an enclosed low maintenance garden with patio and decked area. Pepper Lane all so benefits from a combi boiler gas central heating system and double-glazed windows and doors. Internal inspection is highly recommended to fully appreciate the deceptive size, excellent finish and outstanding location.



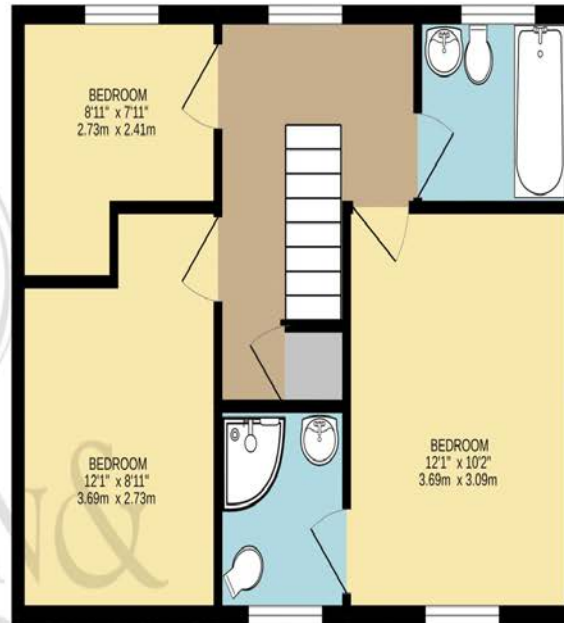




**GROUND FLOOR**  
443 sq.ft. (41.1 sq.m.) approx.

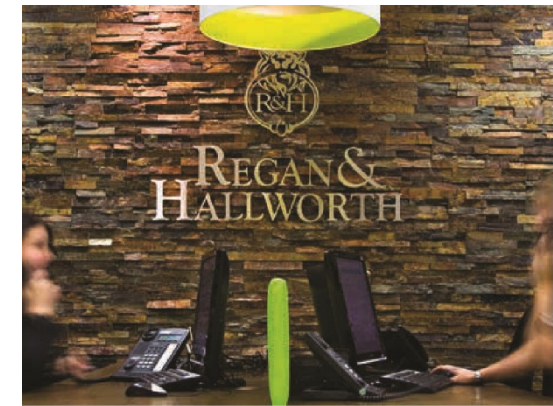
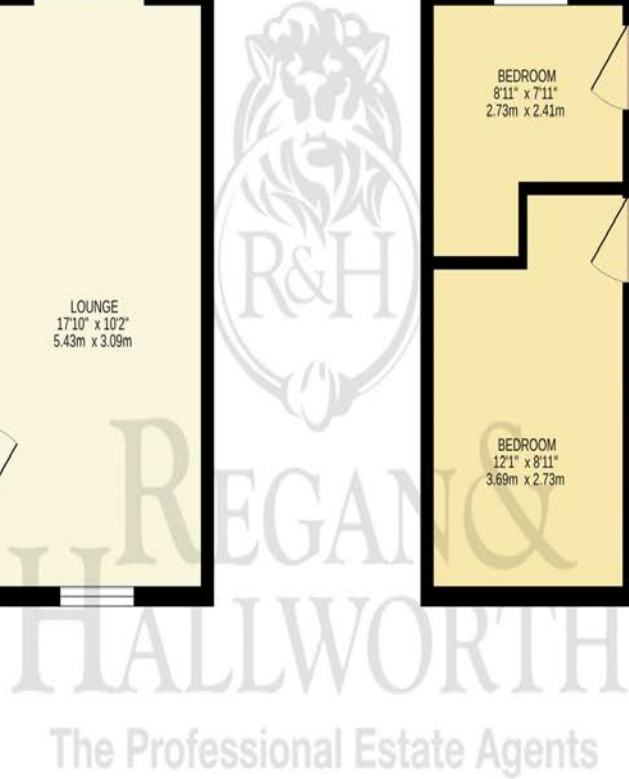


**1ST FLOOR**  
443 sq.ft. (41.1 sq.m.) approx.



**TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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