

TO LET

31, Beacon View, Standish , WN6 0RL

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Outstanding two bed penthouse apartment located on a modern development in Standish



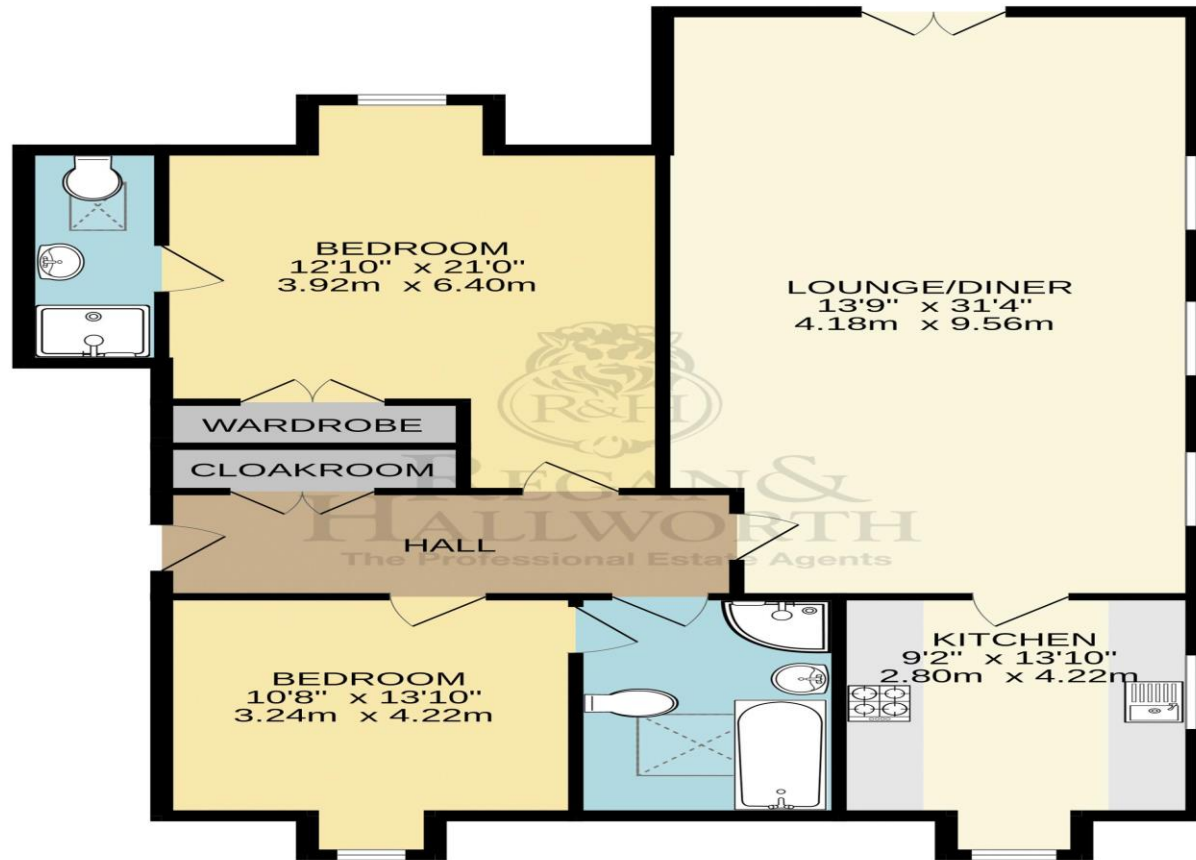
- Outstanding penthouse apartment
- Modern fitted kitchen with cooker
- Family bathroom and en-suite
- Close to village centre and transport links
- Large open plan living / dining room
- Two large double bedrooms
- Communal gardens and parking
- 1118 SQ. FT.

Now available to rent and located in the ever-popular village of Standish is this modern, two bed pent house apartment. Beacon View is situated on a small, modern development offering easy access to all the bars, restaurants and other amenities the village has to offer along with great public transport links and several major motorway networks. The apartment is located on the top floor boasting just over 1100 square feet of modern accommodation with outstanding views over the farmers' fields to the front. In brief the accommodation comprises of secure entry system which leads into the communal entrance hallway and stairs. On entering the apartment, the hallway opens to give access to a large open plan lounge / dining area spanning 30 feet with Juliet balcony to the front taking in the stunning views. Off the dining area there is the separate modern fitted kitchen which offers a range of wall, base and drawer units along with some appliances. Beacon View then offers two large double bedrooms with the master benefitting from built in wardrobe and modern fitted en-suite shower room and then a principal family bathroom comprising of wc, sink unit, bath and shower unit. Externally there are well maintained communal gardens and off-road allocated parking area. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.



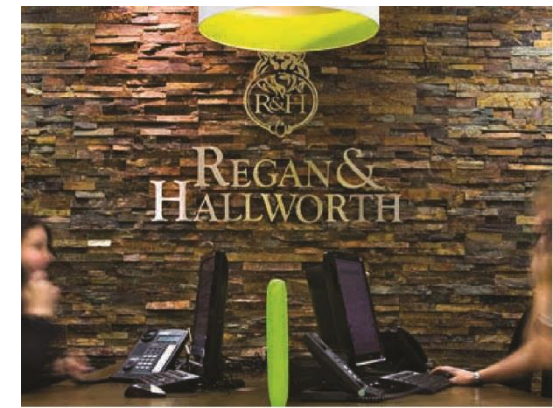


2ND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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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