

**FOR SALE**

34, Coniston Park Drive, Standish, WN6 0AS

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

ESTD  
1996





## 34, Coniston Park Drive, Standish, WN6 0AS

*Impressive, much improved semi-detached home in a quiet cul-de-sac in Standish*

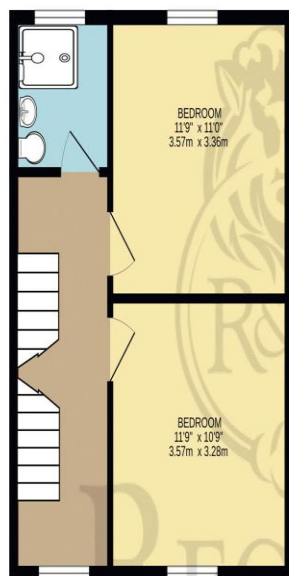
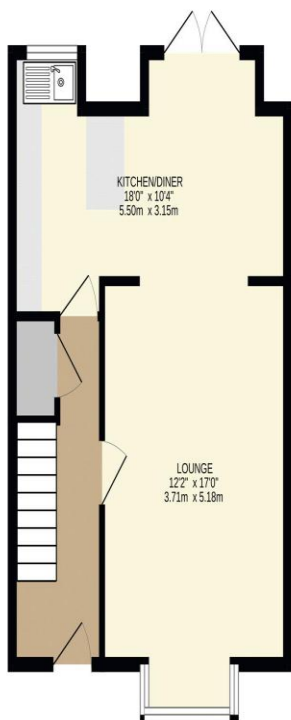


- Superb semi-detached family home
- 3 double bedrooms
- Luxury dormer master suite
- Stunning en-suite
- Quiet residential cul-de-sac
- Wonderful open views to the rear
- Viewings essential
- 1216 SQFT

Enviably located on the highly prized Coniston Park Drive, a quiet & established cul-de-sac in Standish, and enjoying stunning, open views across farmer's fields at the rear whilst taking in a sunny, south facing aspect - this impressive, much improved semi-detached home boasts a superb position & would be the ideal purchase for any clients seeking a substantial family home that perfectly balances the peace & quiet of a semi-rural setting, whilst also being within easy reach of various amenities, transport links & excellent schools. Set across three floors, courtesy of a recently installed full width dormer & totalling a very impressive 1216 square feet of superb living space that must be viewed to be fully appreciated - the home also has full planning permission to extend at the rear too, creating an inspiring open plan kitchen diner, with additional lower ground floor reception room. In brief the property comprises; a main entrance hallway, generous lounge & a spacious open plan kitchen diner with French Doors that lead out onto a garden terrace. Upstairs there are two double bedrooms to the first floor with a stunning, high spec principal shower room, plus the luxury master bedroom to the top floor which enjoys simply exceptional views plus benefits from a sleek, en-suite bathroom too. Externally there are gardens to the front and rear with the rear plot being notably spacious, backing onto fields & enjoying sun all day. There is also a separate driveway which leads to a detached garage for storage. The home is warmed by gas central heating & the boiler is just 2 years old. All the windows are Upvc double glazed with all the windows to the front recently replaced too. Early inspection is essential to appreciate the quality & size of home.







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TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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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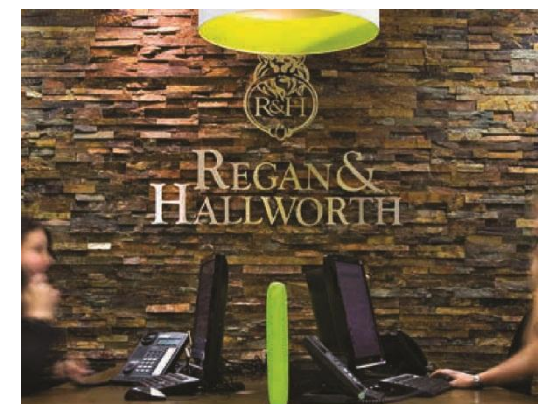
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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