

FOR SALE

192, Almond Brook Road, Standish, WN6 0SS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



192, Almond Brook Road, Standish, WN6 0SS

A superb 4-bed semi-detached home offering the space, flexibility and features every modern family needs



- Superb extended family home
- Two en-suite bedrooms
- Separate utility & ground floor WC
- Open aspects to front
- Four bedrooms & three bathrooms
- Stylish open-plan kitchen & dining space
- Two reception rooms & home office
- 1,292 SQFT / Freehold

Having been thoughtfully extended to both the side and rear, skilfully remodelled and comprehensively upgraded throughout, this traditionally built semi-detached home has been transformed into an exceptional family property, offering an impressive combination of space, versatility and modern living. Ideally positioned towards the lower end of Almond Brook Road, directly opposite open fields and within easy reach of Standish High School and the region's motorway network, the location is every bit as appealing as the house itself. It offers the perfect balance for family life, with plenty of space indoors and out, while remaining ideally placed for schools, countryside walks, local amenities and commuting. Inside, the property provides an impressive 1,292 square feet of thoughtfully designed accommodation, making it particularly good value for the Standish area. The layout has been cleverly reconfigured to create the kind of flexible family space that is increasingly sought after, with four bedrooms and three bathrooms (two ensuite & family) plus a ground floor WC. The ground floor has a wonderful sense of space and includes a large and comfortable living room with feature fireplace, together with a superb family and dining room which opens through French doors onto the rear garden. The heart of the home is the impressive open-plan kitchen and dining area, providing a sociable space where the family can cook, eat, relax and spend time together. There is also a separate utility room, downstairs cloakroom and a dedicated home office, creating an invaluable additional space for those working from home. Quiet and practical, it is perfectly positioned away from the main living areas while remaining conveniently accessible. Upstairs, there are four bedrooms, including three generous doubles and a good-sized single bedroom with fitted wardrobes. The principal bedroom benefits from its own en-suite shower room, with a second bedroom also enjoying an en-suite, alongside a separate family bathroom. This excellent bedroom and bathroom arrangement makes the property particularly well suited to a growing family. Outside, the front garden has been complemented by an extended block-paved driveway providing ample off-road parking, while the fully enclosed rear garden offers a secure and private space for children to play, entertaining friends and family or simply relaxing outdoors. The property also benefits from gas central heating and fully fitted double glazing, while the extensive improvements carried out by the current owners mean that the new owners can simply move in and enjoy the space.

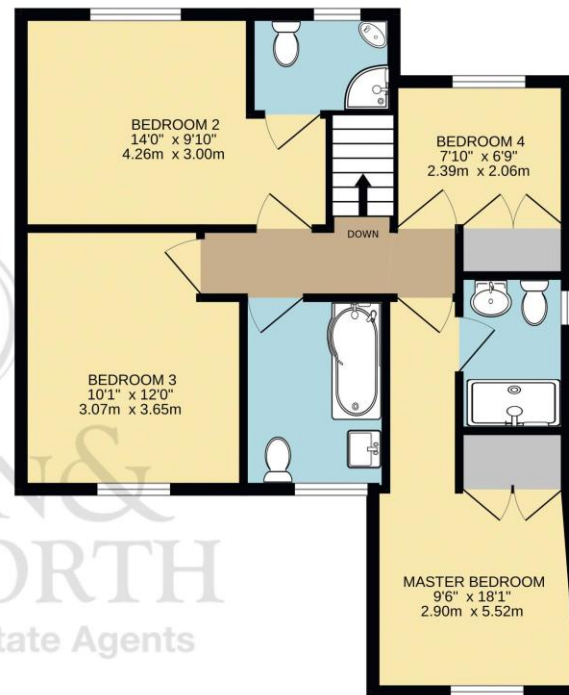




GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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