

TO LET

3, Red Clover Gardens, Standish, WN6 0WN

REGAN & HALLWORTH
The Professional Estate & Letting Agents



3 , Red Clover Gardens, Standish , WN6 0WN

FOUR bed detached home located on a modern development in the Almond Brook area of Standish.



- Outstanding detached family home
- Open plan kitchen / dining / appliances
- En-suite and family bathroom
- Close to schools and amenities
- Excellent sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1344 SQ. FT.

Now available to LET and located on a popular, modern development in the village of Standish is this large, detached FOUR bed family home. Red Clover Gardens is situated in the Almond Brook area of Standish boasting fantastic access to all the amenities the village has to offer along with excellent schools for all ages, superb public transport links and is just a short drive to junction 27 of the M6 motorway network. Internally the property is in an immaculate condition boasting exceptional accommodation set over two floors. In brief the property boasts a spacious entrance hallway, access into the integral garage, large formal lounge / sitting room located to the front of the house, modern open planned kitchen / dining room located to the rear with the kitchen boasting a range of wall, base and drawer units along with integral appliances, area for table and chairs and then a fitted utility room with access into a modern cloak room wc. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the rear of the property with the added bonus of a en-suite shower room, second double bedroom located to the front, two more good sized double bedrooms and then a modern fitted family bathroom comprising of wc, sink unit, bath and a separate shower unit. Externally this excellent family home offers a lawned garden with double driveway leading to an integral garage with up and over door. To the rear there is a large, private and enclosed garden with patio and lawn. Internal inspection is highly recommended to truly appreciate the size, internal condition and outstanding location.





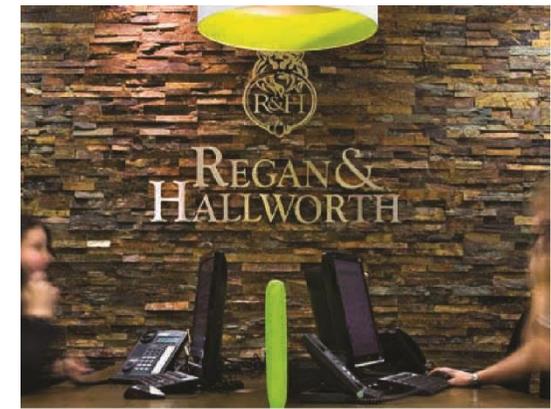


TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

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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