

FOR SALE

106, Chorley Road, Standish, WN1 2SX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



106, Chorley Road, Standish, WN1 2SX

Stunning & extended semi-detached home with superb rear garden.



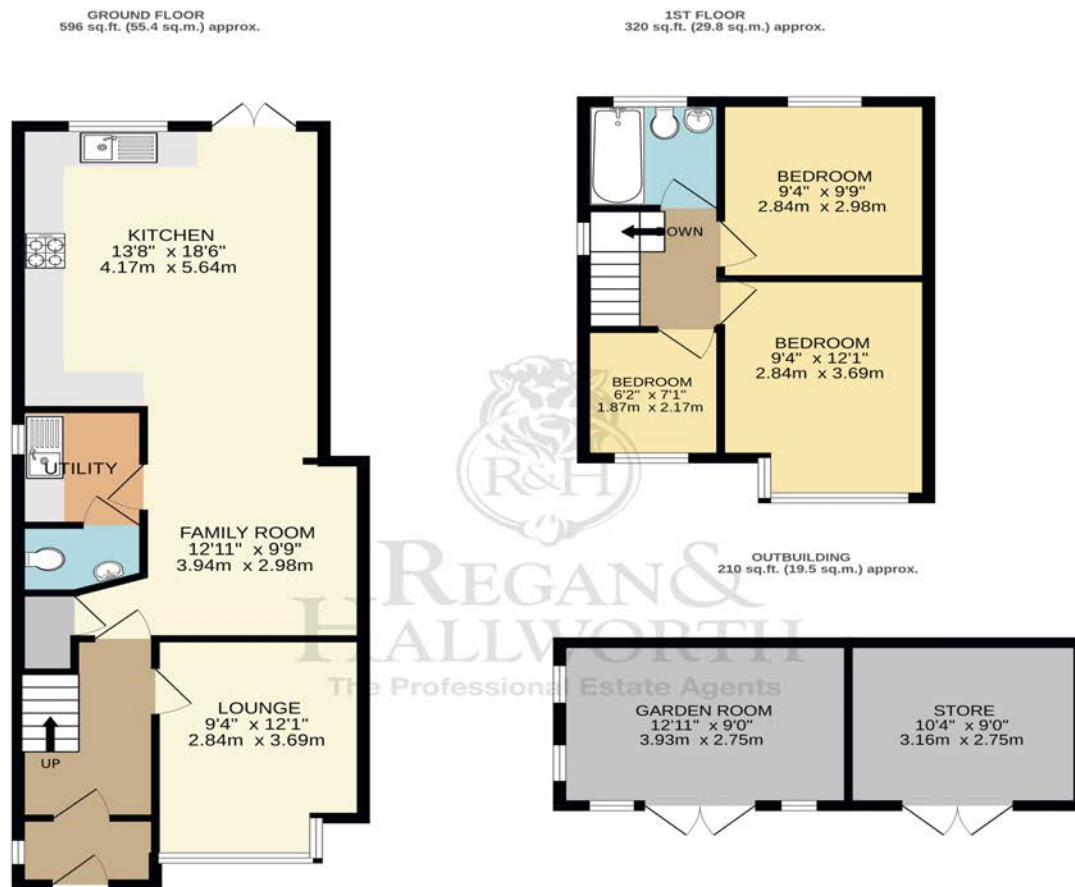
- Stunning semi-detached home
- Extended to the rear
- Substantial rear garden
- Driveway to front
- 3 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Pleasant rear aspects
- 1126 SQFT

Enjoying considerable kerb appeal via its pretty bay fronted design & stylish, black windows - this beautiful presented 1930s semi-detached family home totals a generous 1126 square feet of living space and simply must be viewed to be fully appreciated. Enviably positioned along the hugely popular Chorley Road with amenities nearby including being in the catchment area for St Wilfred's State Primary school which was just listed in the top 250 schools in UK by The Sunday Times, a local shop & pub, plus numerous trails and pretty walks, the property is also close to the village of Standish & within easy reach of Wigan Town Centre. The property is set across two floors & boasts a large rear extension which has added significantly to the ground floor space.

The home is presented beautifully throughout, comprising in brief of; a main hallway, front lounge with feature bay window, a rear dining room / sitting room which flows effectively into the modern fitted kitchen diner with access into the garden. Off the kitchen is a useful utility room & wc / cloaks. The kitchen itself is the perfect space families & entertaining alike & is finished with a range of integrated appliances, spot lighting & French Doors leading outside. Upstairs, the home offers three good sized bedrooms plus a principal bathroom suite. Externally, the rear garden is a key feature of the property extending to over 100ft in length & being mature, private and enjoying pleasant aspects screened by mature trees backing onto Douglas Valley with direct access from the garden. There is a large flagged Indian stone patio area for sitting out, pathways and a particularly large timber garden room. The garden room and shed/workshop has had first stage electrics installed and with a little further work, could be turned into an office, bar or garden reception room. To the front is a spacious driveway which provides off road parking for 2 / 3 cars. Early viewings are highly recommended on this beautiful family home.







WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com