

FOR SALE

1, Rudyard Avenue, Standish, WN6 0LH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Rudyard Avenue, Standish , WN6 0LH

Excellent three bed semi-detached home sat on a large corner plot in Standish.



- Deceptively spacious semi-detached home
- Well equipped fitted kitchen
- Bathroom and wc room
- SOLD WITH NO ONWARD CHAIN
- Great sized reception rooms
- Three good sized bedrooms
- Sat on a large corner plot
- 1164 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious semi-detached family home, which occupies a large corner plot. While Rudyard Avenue requires refurbishment, given the plot size and the potential to extend, it could make an exceptional home located in the heart of Standish.

The property boasts excellent access to the village and all its amenities, including outstanding schools for all ages and great public transport links. It is also just a short drive from Junction 27 of the M6 motorway network.

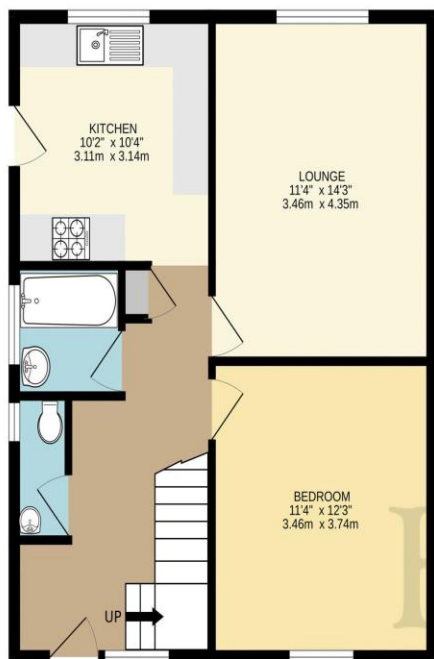
In brief, the ground floor accommodation comprises a large entrance hallway, a bedroom/second reception room located to the front, a WC, and a separate bathroom. There is a formal lounge/sitting room situated to the rear of the property, followed by a well-equipped fitted kitchen. Up on the first floor, there are two further good-sized double bedrooms and a large storage space in the eaves.

Externally, the property features mature and well-maintained gardens to the front and side, along with a driveway and garage. To the rear, there is a good-sized garden area. Internal inspection is highly recommended to truly appreciate the property's potential, its excellent plot, and its outstanding location.

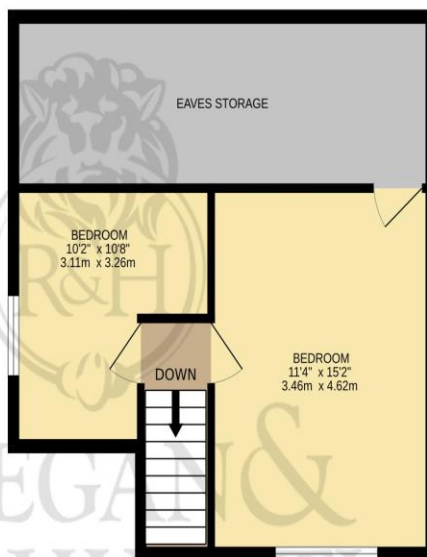




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



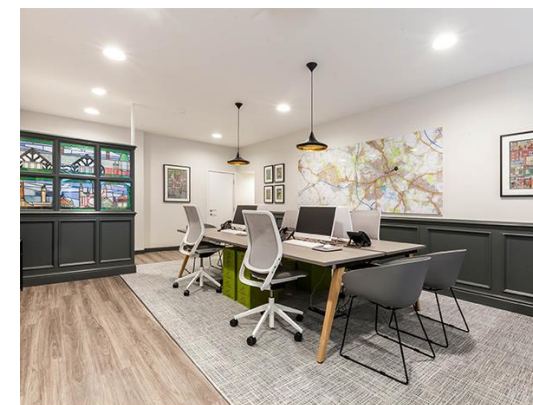
GARAGE
140 sq.ft. (13.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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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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