

FOR SALE

55, Old Pepper Lane, Standish, WN6 0PL

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 55, Old Pepper Lane, Standish, WN6 0PL

*Exceptional true bungalow with breathtaking open farmland to the front.*



- Outstanding semi-detached true bungalow
- Great sized reception room
- Bathroom with walk in shower
- SOLD WITH NO ONWARD CHAIN
- Breathtaking views to the front
- Modern well equipped fitted kitchen
- Two good sized bedrooms
- 788 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning true bungalow located along Old Pepper Lane in Standish, boasting breathtaking farmland views directly to the front. Offered for sale with NO ONWARD CHAIN, the property is presented in immaculate, turnkey condition throughout. The bungalow occupies a generous corner plot, situated just a stone's throw from Standish village centre. It offers easy access to a wealth of local amenities, public transport links, and is just a short drive from the M6 motorway network.

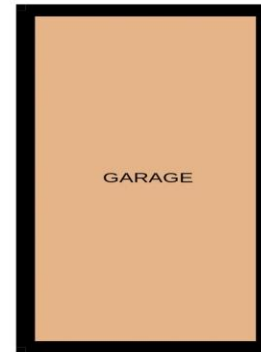
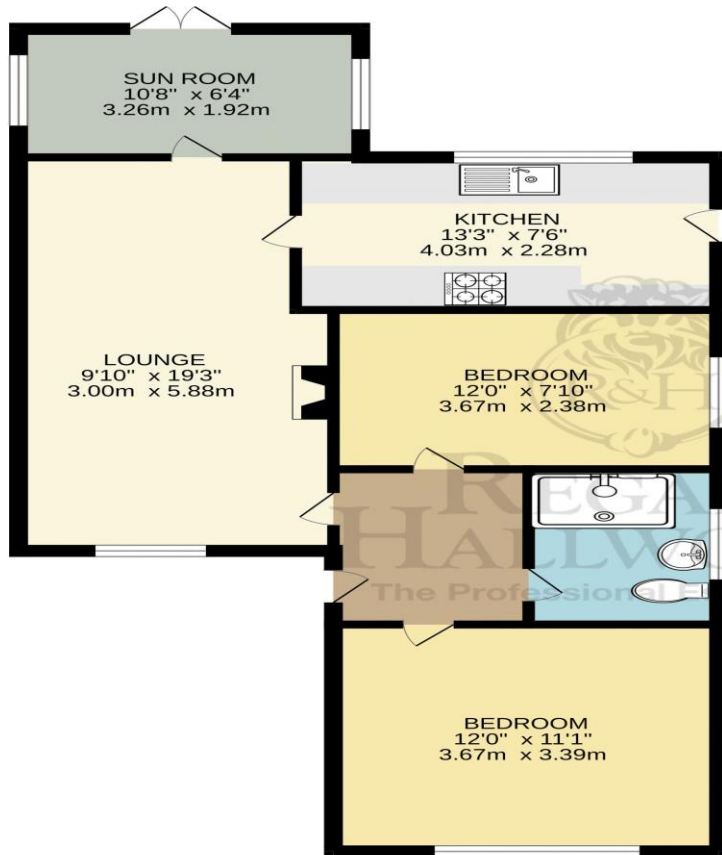
Internally, the property has been finished to an exceptionally high standard. The accommodation briefly comprises a welcoming entrance hallway, a large master double bedroom located to the front to take in the views, and a second centrally located double bedroom. There is a spacious formal lounge/sitting room that opens up into an impressive conservatory, a modern fitted family bathroom with a walk-in shower, and a contemporary kitchen offering an excellent range of wall, base, and drawer units alongside integrated appliances.

Externally, Old Pepper Lane features beautiful, well-maintained gardens to the front, side, and rear. It also benefits from a private driveway providing ample off-road parking, which leads to a detached garage. Internal inspection is highly recommended to truly appreciate the property's size, pristine internal condition, and outstanding semi-rural location.





**GROUND FLOOR**  
788 sq.ft. (73.2 sq.m.) approx.



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TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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