

**TO LET**

116, Almond Brook Road, Standish, WN6 0ST

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



## 116, Almond Brook Road, Standish, WN6 0ST

*Exceptional fully renovated three bed end-terrace home located in Standish*



- Exceptional end-terrace home
- Great sized reception room
- Three great sized bedrooms
- Large driveway and gardens
- Fully renovated throughout
- Open plan kitchen / dining room
- Bathroom with shower over bath
- 722 SQ. FT.

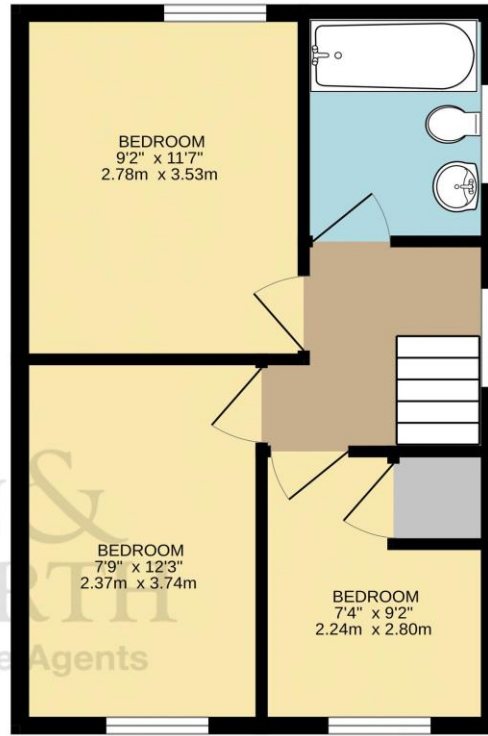
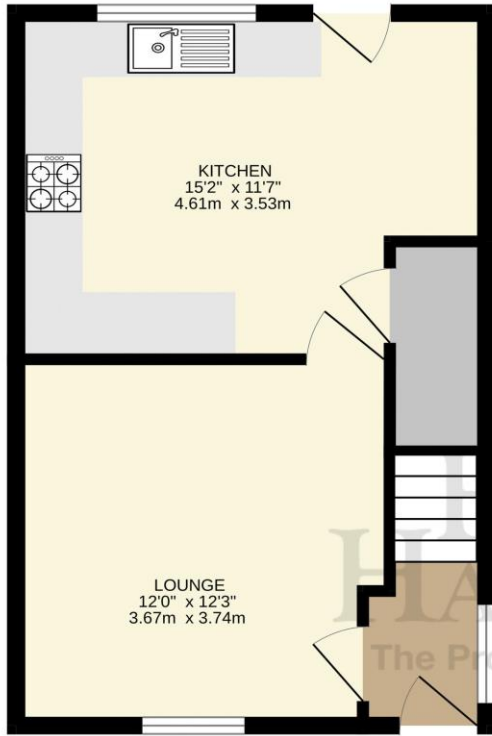
Now available to let is this truly stunning, FULLY RENOVATED end-terrace home. Situated on Almond Brook Road in the ever-popular village of Standish, this property has been finished to an exceptionally high standard throughout. The location boasts easy access to the village centre and its wide range of bars, restaurants, and shops, alongside outstanding schools for all ages. It is also well-positioned for public transport links and is just a short drive from Junction 27 of the M6 motorway network.

In brief, the accommodation comprises an entrance hallway with stairs leading to the first floor. To the front is a large formal lounge featuring a contemporary media wall and a feature fire. To the rear is an impressive open-plan kitchen/dining room; the kitchen offers a range of modern wall, base, and drawer units, along with a cooker and ample space for a dining table and chairs. Up on the first floor, there are two large double bedrooms and a well-proportioned third single bedroom. These are served by a modern fitted family bathroom featuring a WC, sink unit, and a bath with a shower over. The property further benefits from gas central heating with a combi boiler, double-glazed windows, secure Rock Doors to the front and rear, and a fitted alarm system.

Externally, there is a large, tarmacked driveway to the front providing ample off-road parking, alongside a low-maintenance landscaped garden. To the rear is a private, enclosed garden featuring a patio and raised borders. Internal inspection is highly recommended to truly appreciate the property's immaculate condition and superb location.







TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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