

FOR SALE

5, Almond Green Avenue, Standish , WN6 0ZG



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Modern four bed detached new build home located in Standish.

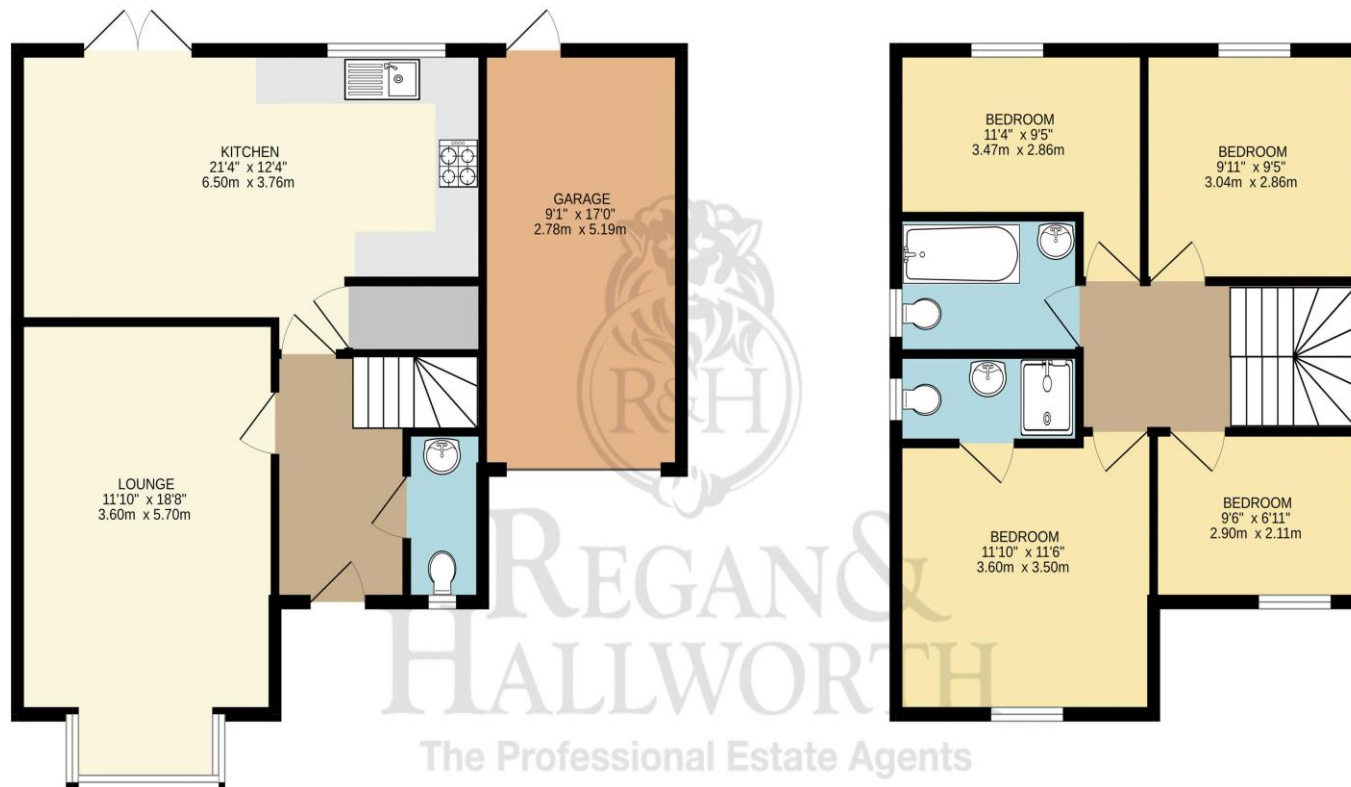


- Modern detached new build family home
- Large open plan kitchen / dining
- Four great sized bedrooms
- Close to schools and amenities
- Superb sized reception rooms
- Modern fitted kitchen with appliances
- Family bathroom and en-suite
- 1237 SQ. FT.

This is a fantastic opportunity to purchase a large four bed detached family home located in the Almond Brook area of Standish. Almond Green Avenue is set on an excellent plot and is in as new condition. The property is located with easy reach to the village centre with all its superb amenities, some outstanding schools for all ages, public transport links and is just a short drive to junction 27 of the M6 motorway network. This amazing home offers spacious accommodation set over two floors which in brief comprises of large entrance hallway with cloak room wc and stairs leading to the first floor, formal lounge / sitting room located to the front with bay window then a modern open plan kitchen / dining / family room to the rear. The space boasts a modern fitted kitchen with a range of wall, base and drawer units along with some appliances, space for a table and then double doors leading out onto the gardens and patio. Up on the first floor there are three good sized double bedrooms, a fourth single bedroom, modern fitted family bathroom with wc, sink and bath with shower over then a modern en-suite shower room to the master. Externally the property has a small garden area then a driveway leading to an integral single garage with up and over door. To the rear there is a private and secure garden ideal for the growing family with a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the properties size, it's amazing internal condition and outstanding location.







TOTAL FLOOR AREA : 1237 sq.ft. (115.0 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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