

**FOR SALE**

48, Hartington Drive, Standish, WN6 0UA



## 48, Hartington Drive, Standish, WN6 0UA

*Superb, detached family home on hugely desirable estate with pleasant views to the rear*



- Superb, detached family home
- Flowing, open plan design
- Pleasant aspect to the rear
- Viewings essential
- 4 bedrooms / 2 reception rooms
- Light contemporary presentation
- Highly prized residential setting
- 1231 SQFT

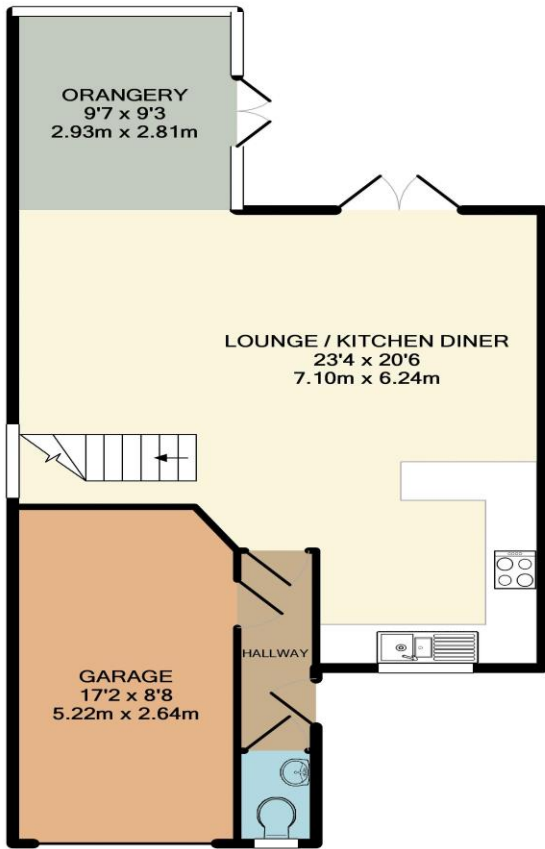
Boasting stylish internal presentation throughout and a superior, flowing open plan design - this stunning, detached family home is enviably positioned on one of Standish's premier estates - offering close proximity to Ashfield Park, a hugely popular recreation area with fields and children's playground facilities, plus Wigan Town Centre & the bustling village of Standish too. The property has been much improved from its original design, with the clever remodelling the ground floor layout to create a more open plan feel.

This flowing, open plan design is very much in line with modern buyers' tastes & the home in brief comprises; an entrance hallway & wc / cloaks which leads into the superb open plan kitchen diner / living space. The kitchen itself is fitted with low spots, a range of integrated appliances, plus breakfast bar, with the living area providing ample space & French Doors that lead outside. A smart orangery-style conservatory with insulated roof provides further living space & enjoys pleasant views of the garden. Upstairs there are four bedrooms, a stunning en-suite to the master bedroom plus a modern principal bathroom suite.

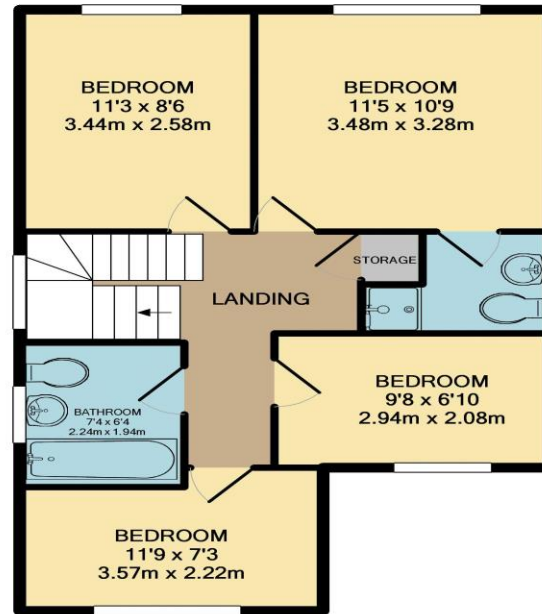
Externally the home commands a lovely plot & position - the rear in particular is very private, mature & enjoys a lovely aspect backing onto a grassed reservoir. To the front, there is a driveway and access to the integral garage. Viewings are highly recommended on this stunning family home.







GROUND FLOOR  
APPROX. FLOOR  
AREA 669 SQ.FT.  
(62.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1231 SQ.FT. (114.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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