

23, Greenland Avenue, Standish, WN6 0TH

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

 ESTD  
1996



## 23, Greenland Avenue, Standish, WN6 0TH

*Traditional three bed semi-detached home located in the heart of Standish.*



- Superb semi-detached family home
- Open plan kitchen / dining room
- Bathroom with shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized reception rooms
- Two double and one single bedroom
- Gardens and driveway
- 713 SQ. FT.

Located in the heart of the ever-popular village of Standish sits this impressive three bed semi-detached family home. Greenland Avenue boasts excellent access to all the amenities the village has to offer along with outstanding schools for all ages, public transport links and is just a short drive to the M6 motorway network. This excellent home is now also offered for sale with NO ONWARD CHAIN making this an ideal home for the first time buyer or the growing family.

In brief, the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front with bay window then an open plan kitchen / dining room located to the rear with patio doors leading out onto the gardens. Up on the first floor there are two good sized double bedrooms, a third single bedroom then a family bathroom with shower over bath.

Externally Greenland Avenue has a mature walled garden to the front with driveway whilst to the rear there is a large private and secure garden with lawn and patio. Internal inspection is recommended to fully appreciate the property's size, potential and its excellent location.







TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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