

HOME  TRUTHS



Almond Brook Road, Standish

WN6 0SR





Set on a generous plot with a south facing rear garden, this fabulous individual detached property offers excellent potential for further development. With over 1,300 square feet of versatile accommodation and available with no upward chain, this is a rare opportunity to purchase. To the front, a pressed concrete driveway provides ample off road parking and leads past the landscaped front garden to the garage and main entrance. Step into the vestibule and through to the hallway, which opens into the snug, offering generous space for both dining and comfortable furniture. The large and welcoming living room runs the full depth of the property and is filled with natural light from windows to two elevations, including patio doors opening onto the garden, making it a wonderful family living space. The kitchen comprises a range of wall and base units with integrated appliances, while a separate utility room provides additional storage along with space, power and plumbing for appliances. Also to the ground floor, the principal bedroom, originally two rooms, now offers a spacious double with dressing room, while completing the ground floor is the bathroom, currently operating as a wet room with rainfall mixer shower, wc and floating wash hand basin. To the first floor are two further bedrooms, a double and a comfortable single, both enjoying views over the rear garden. Step outside onto the sun terrace with iron railings, where steps lead down past crushed slate to the lower terrace and lawn, bordered by mature hedging and planting. Additional external features include a summer house and two large dog runs, completing this fantastic outdoor space. A unique detached home with space, privacy and outstanding development potential.



Set on a generous plot with a south facing rear garden, this fabulous individual detached property offers excellent potential for further development. With over 1,300 sq ft of versatile accommodation. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Individual detached property
- Over 1300 square feet of versatile accommodation
- Plenty of potential
- Large plot
- Virtual tour
- No upward chain

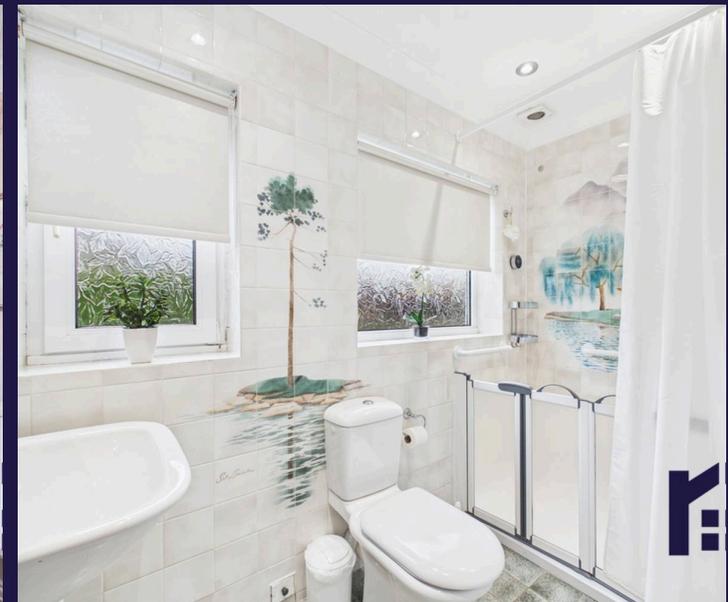


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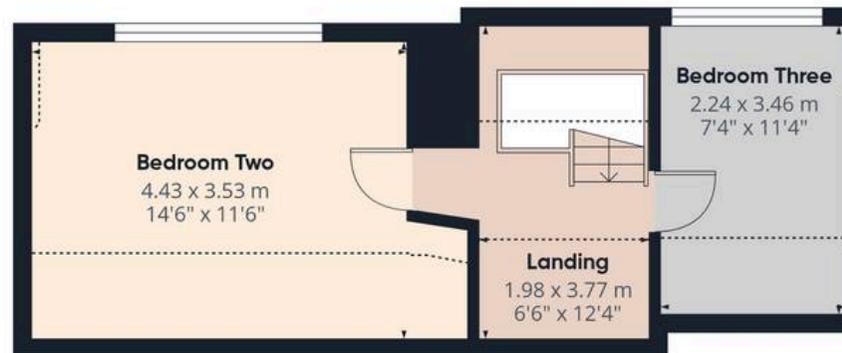
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Floor 1



Floor 2



Approximate total area⁽¹⁾

126.8 m²

1365 ft²

Reduced headroom

11.1 m²

120 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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