

TO LET

58, Robin Hill Drive, Standish , WN6 0QW

REGAN & HALLWORTH
The Professional Estate & Letting Agents



58, Robin Hill Drive, Standish , WN6 0QW

Excellent three bed semi-detached family home located along a popular street in Standish.



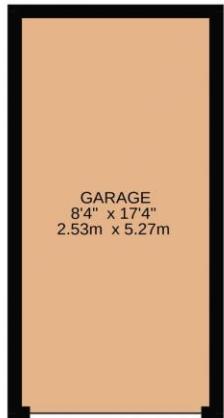
- Exceptional semi-detached family home
- Open plan kitchen / dining area
- Bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Gardens / driveway / garage
- 1003 SQ. FT.

Available to let, this exceptional semi-detached family home offers a stunning interior throughout. Robin Hill Drive has been tastefully upgraded to an excellent standard, making it ideal for professionals or a growing family. The property is set in one of Standish's most sought-after locations, offering the convenience of village living while remaining close to the M6 motorway and a selection of highly regarded primary and secondary schools. Inside, the home features a bright, contemporary colour scheme and a high-quality finish that sets it apart. Ready to move straight into, the accommodation includes an entrance hallway, an impressive front lounge with feature fireplace, and a sleek remodelled kitchen diner opened up to create a flowing open-plan layout. The kitchen is fitted with quality integrated appliances and leads into a spacious, immaculate rear conservatory overlooking the garden. Upstairs are three bedrooms and a modern principal bathroom suite. Outside, the home enjoys a desirable position with pleasant rear aspects, a private mature garden, and a driveway leading to a detached garage. Early viewing is highly recommended.

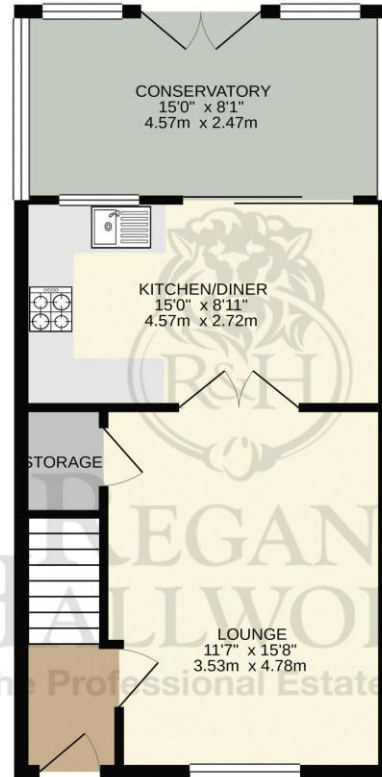




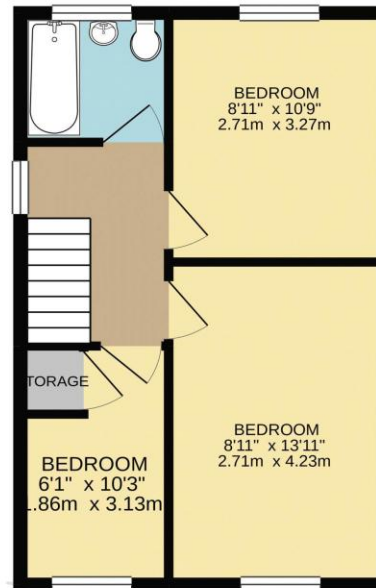
GARAGE
144 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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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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