

FOR SALE

4, Albatross Close, Standish, WN6 0WB

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

 ESTD
1996



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Immaculate presentation and a stunning south-facing garden

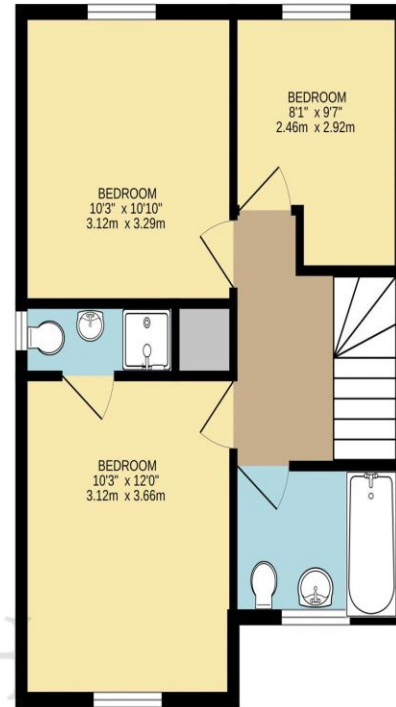
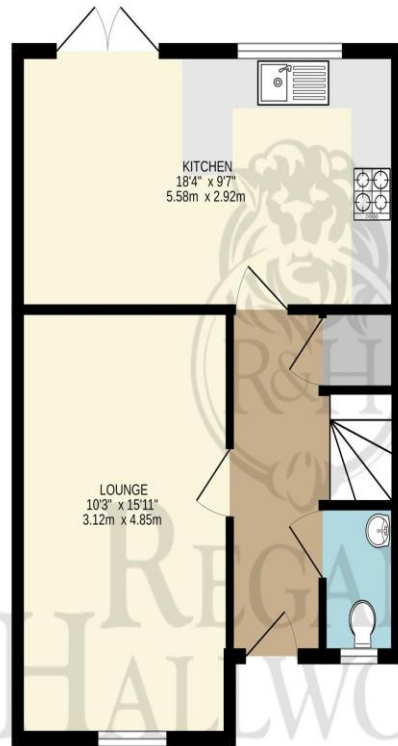
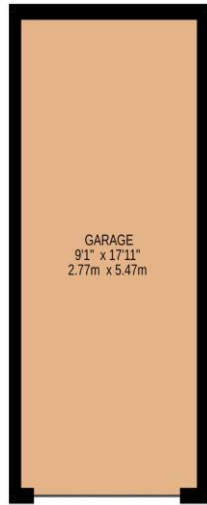


- Three good-sized bedrooms
- Stunning south facing garden
- Welcoming hallway & spacious lounge
- Good quality flooring & fitted blinds
- Immaculately presented throughout
- Stylish kitchen diner with French doors
- Driveway & garage
- 1048 SQ.FT. / Freehold

Enjoying one of the best plots for a three-bedroom home within this highly regarded Morris Homes development, this immaculately presented detached property combines stylish modern living with beautifully landscaped outdoor space — all set within an elevated position overlooking Rectory Lane. Offering exceptional privacy together with a gorgeous sunny south-facing garden, the property presents an ideal opportunity for families, professional couples or downsizers seeking a turnkey home ready to move straight into. Beautifully maintained both inside and out, the home remains in true “show home” condition, with bright contemporary interiors, quality flooring and fitted blinds throughout creating a fresh and inviting atmosphere. Extending to almost 1,050 square feet, the property is one of the larger three-bedroom homes on the development and provides spacious, thoughtfully designed accommodation perfectly suited to modern living. The welcoming entrance hallway leads through to a superb 16ft lounge, whilst to the rear a spacious kitchen diner fitted with integrated appliances forms the heart of the home. French doors open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living and creating the perfect setting for entertaining, summer dining or simply relaxing in the sunshine. A convenient cloakroom/WC completes the ground floor accommodation. Upstairs, three generously proportioned bedrooms continue the home’s immaculate presentation, including a stylish principal bedroom with contemporary ensuite shower room, alongside a modern family bathroom finished to an equally high standard. Outside, the rear garden is a true highlight — thoughtfully landscaped with multiple patio seating areas, manicured lawns and colourful stocked borders, all enjoying a private south-facing aspect ideal for all-day sun. To the front, there is a good-sized driveway which provides ample off-road parking and leads to a detached garage. Homes presented to this standard, with gardens and plots of this calibre, rarely remain available for long. Early viewing is highly recommended to fully appreciate the lifestyle this exceptional home has to offer.







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TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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