

FOR SALE

48, Southlands Avenue, Standish, WN6 0TT

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

 ESTD
1996



48, Southlands Avenue, Standish, WN6 0TT

A large extended 3 bed detached family home in the heart of Standish Village



- Extended detached family home
- Three well-proportioned bedrooms
- Spacious private gardens
- Prime village location
- Three reception rooms plus study
- Immaculately presented throughout
- Ample parking & integral garage
- Generous 1,280 SQ.FT. of living space

Extended to the rear, this detached family home offers an impressive 1,280 sq. ft. of beautifully maintained living accommodation—making it significantly larger than the average three-bedroom detached home within this highly desirable part of Standish. Perfectly positioned on the ever-popular Southlands development, just off Green Lane, the property enjoys a prime village setting with an excellent choice of shops, cafés, restaurants, highly regarded schools and everyday amenities all within easy reach.

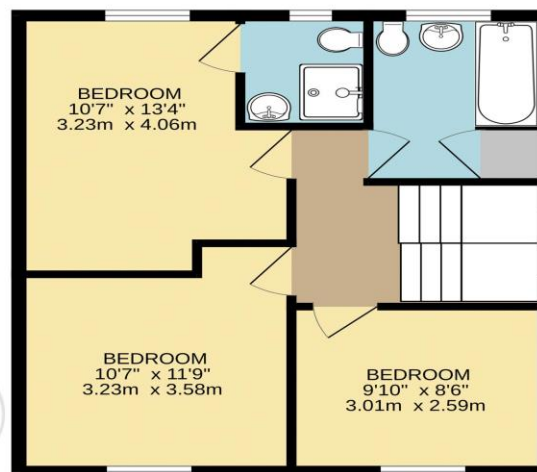
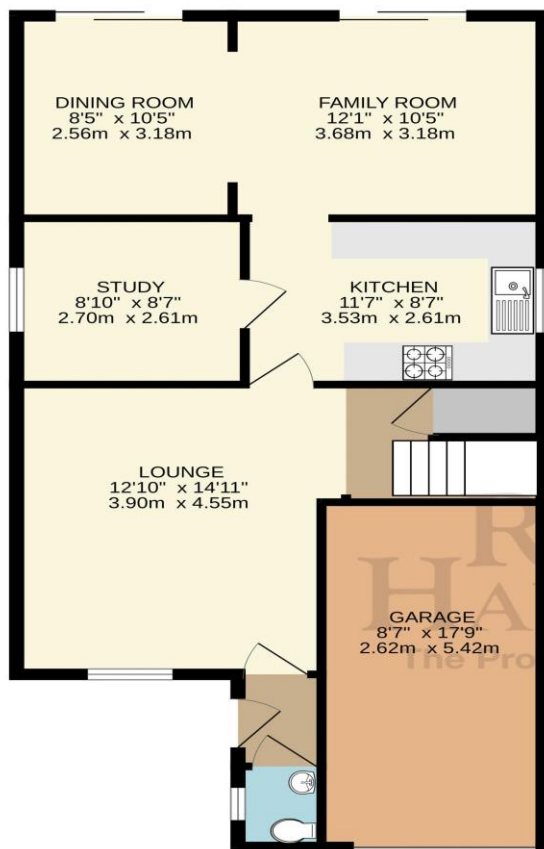
Beautifully presented throughout, the home has been meticulously cared and is offered to the market with no onward chain, allowing buyers the opportunity to move straight in and immediately enjoy everything this superb home has to offer. Designed with modern family living in mind, the generous and versatile layout includes three separate reception rooms, providing flexible spaces to relax, work from home or entertain. The rear extension has created a wonderful sense of space, rarely found in comparable three-bedroom homes.

Outside, the property continues to impress with good sized attractive gardens to both the front and rear. The mature rear garden has a wide range of established shrubs and trees creating total privacy for the owners. The front features an extensive paved driveway provides ample off-road parking alongside the integral garage.

With excellent access to the M6 motorway, nearby train stations, health and leisure facilities, and a wealth of local amenities, this is a fantastic opportunity to secure a spacious family home in one of Standish's most sought-after residential locations. Homes of this calibre and size rarely remain available for long, making early viewing highly recommended.







TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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