

FOR SALE

9, Barbrook Close, Standish, WN6 0SX

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 9, Barbrook Close, Standish, WN6 0SX

*Outstanding semi-detached family home located in the Almond Brook area of Standish.*



- Exceptional semi-detached family home
- Well-equipped fitted kitchen
- Bathroom with shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized reception room
- Three good sized bedrooms
- Large driveway / garage and gardens
- 852 SQ. FT.

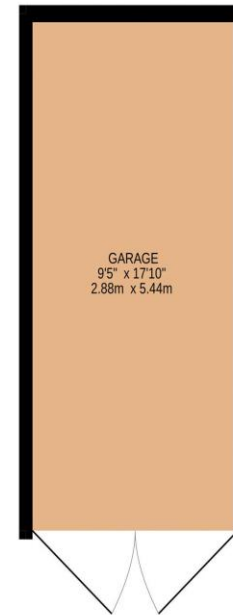
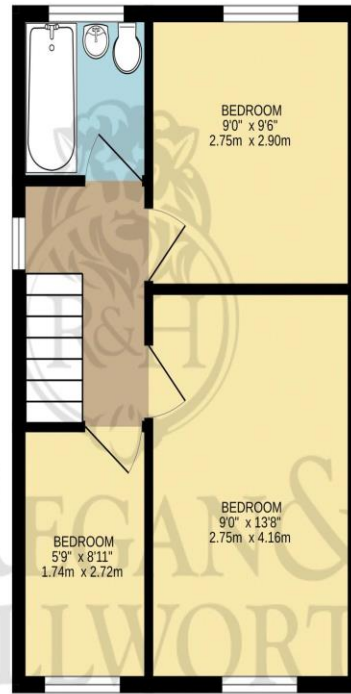
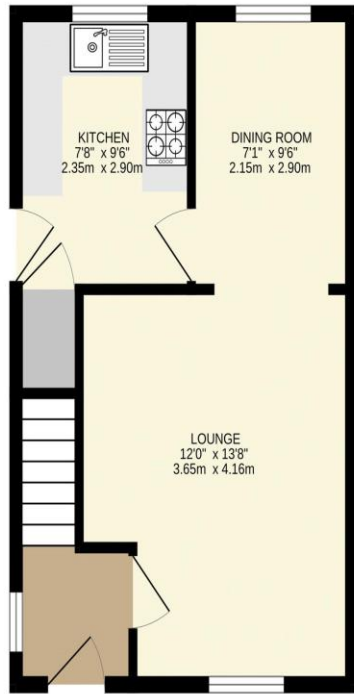
Now available with no onward chain, this deceptively spacious three-bedroom semi-detached home is located on Barbrook Close, a small and quiet development in the ever-popular Almond Brook area of Standish. Finished to a good standard throughout, the property offers generous accommodation across two floors, complemented by attractive gardens, a driveway, and a detached garage to the rear. The location provides excellent access to Standish's wide range of amenities, well-regarded schools for all ages, strong public transport links, and Junction 27 of the M6 motorway network.

In brief, the ground floor accommodation comprises an entrance hallway and a modern front-facing lounge/sitting room opening seamlessly into the dining room. Completing this floor is a well-appointed kitchen equipped with a range of wall, base, and drawer units. Upstairs, there are two good-sized double bedrooms, a third single bedroom, and a modern family bathroom fitted with a shower over the bath.

Externally, a large private driveway to the front provides ample off-road parking for several cars, with gated access to the rear garden. The private and secure rear garden features a lovely patio area, a well-maintained lawn, a raised decking area, and a detached single garage. Internal viewing is highly recommended to fully appreciate the property's size, excellent gardens, and desirable location.







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TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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