

FOR SALE

39, Bentham Road, Standish, WN6 0ND

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

 ESTD
1996



39, Bentham Road, Standish, WN6 0ND

Well appointed semi-detached true bungalow available with no chain delay.



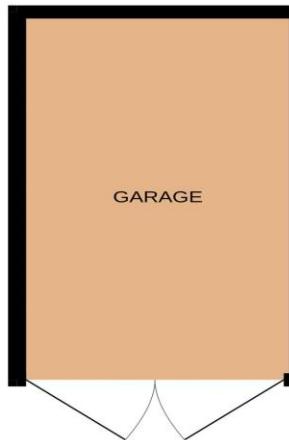
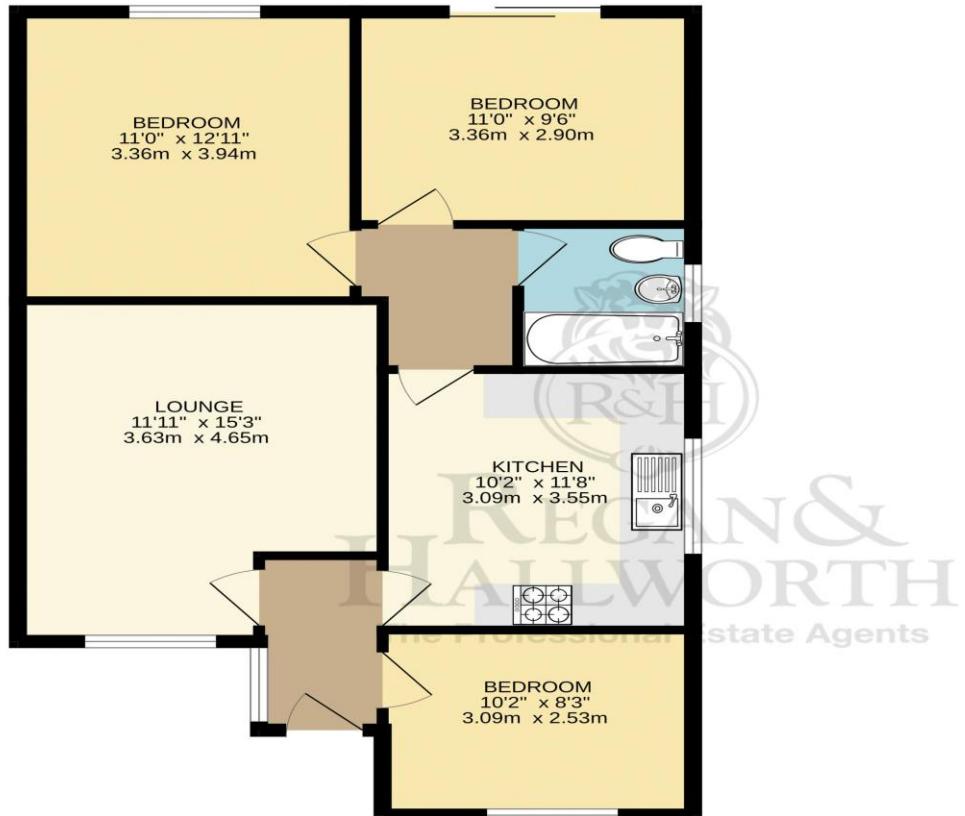
- Well appointed true bungalow
- Ideal for retired clients
- Walking distance to village centre
- Available chain free
- 2 bedrooms / 1 reception room
- Highly prized residential location
- Sunny, westerly rear aspect
- 868 SQFT

Occupying a popular and highly regarded residential position on Bentham Road, this well-presented semi-detached true bungalow is ideally located within comfortable walking distance of Standish village centre and its wealth of amenities. These include a variety of restaurants and bars, a doctors surgery, renowned high-class butchers and much more, making the property particularly appealing to retired clients or those seeking convenient single-storey living. The bungalow has been well maintained throughout and benefits from a number of notable upgrades, including a completely new roof installed approximately five years ago, a highly efficient boiler, and low-maintenance UPVC double-glazed windows. Internally, the accommodation is thoughtfully arranged and comprises: a cosy and welcoming lounge, a modern fitted kitchen, and a contemporary principal shower room. There are three bedrooms, with the master bedroom enjoying the benefit of fitted wardrobes and storage units. Externally, the property continues to impress with a pleasant, low maintenance & private rear garden enjoying a westerly aspect, ideal for afternoon and evening sun. To the front, there is a driveway providing off-road parking & leading through to a detached garage / workshop. Offered to the market with no chain delay, this attractive true bungalow presents a rare opportunity to secure a home in one of Standish's most sought-after locations, combining convenience, comfort, and peace of mind.





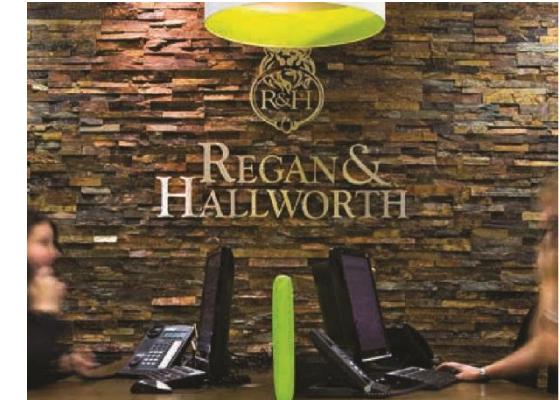
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TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any fixtures are approximate and may not be taken to an exact measurement, 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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