

**FOR SALE**

9, Trevore Drive, Standish, WN1 2TT

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

ESTD  
1996



## 9, Trevore Drive, Standish, WN1 2TT

Three bed family home with new fitted kitchen situated in highly sought after lakeside development



- Stylish contemporary town house
- Brand new fitted kitchen
- Three good sized double bedrooms
- Rear garden & 2 off road parking spaces
- Redesigned interior
- Open plan living on 1st floor
- Two bathrooms & WC
- 1072 SQ.FT.

Beautifully presented throughout and extending to an impressive 1,072 square feet, this exceptional three-storey townhouse is quite simply unlike any other home on the development. Expertly remodelled to create a more contemporary layout, the property has been thoughtfully reconfigured with the first floor opened up into a superb open-plan living space that perfectly complements modern family life. A stunning recently fitted designer kitchen, stylish interior décor and quality finishes throughout combine to create a home that is ready to move straight into, offering an outstanding blend of space, style and practicality. Providing accommodation comparable in size to many four-bedroom detached homes - but at a far more accessible price point - the property offers exceptional versatility across three well-planned floors.

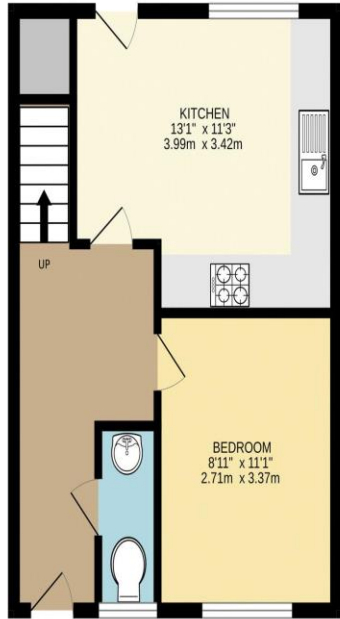
The accommodation begins with a welcoming entrance hallway leading to a spacious ground floor reception room, ideal as a third bedroom, home office, playroom or additional sitting room, alongside a modern WC and an outstanding contemporary kitchen diner with direct access to the rear garden and fitted with sleek cappuccino-coloured units and integrated appliances. The first floor is undoubtedly the heart of the home, where the original layout has been transformed into a bright and spacious open-plan living and dining area. With dual aspects to the front and rear, the space is flooded with natural light and offers a superb setting for both everyday family life and entertaining guests. The top floor provides two generous double bedrooms and two bathrooms. Both bedrooms have been enhanced with stylish feature wall panelling, and both bathrooms has also been tastefully updated with contemporary fittings and elegant finishing touches.

Externally, the property enjoys a private, fully enclosed rear garden that benefits from a good degree of privacy, making it an ideal space to relax or entertain during the warmer months. The home also benefits from two allocated off-road parking spaces.

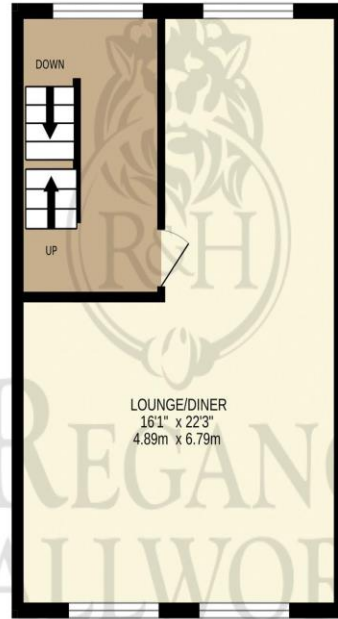




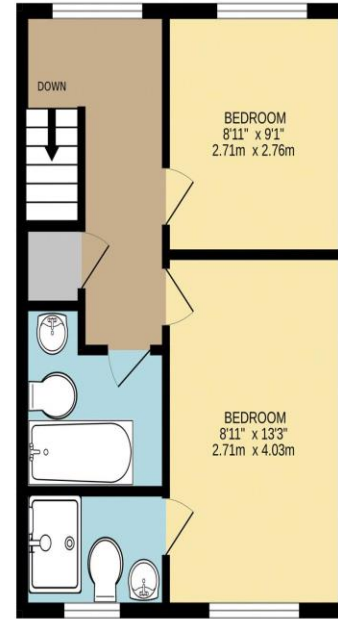
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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