

FOR SALE

157, Grove Lane, Standish, WN6 0DY

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

 ESTD
1996



157, Grove Lane, Standish, WN6 0DY

Outstanding two bed first floor apartment located in a modern development in Standish.



- Exceptional first floor apartment
- Modern well equipped fitted kitchen
- Family bathroom with shower
- NO ONWARD CHAIN
- Large open plan lounge / dining
- Two great sized bedrooms
- Close to village and amenities
- 640 SQ. FT.

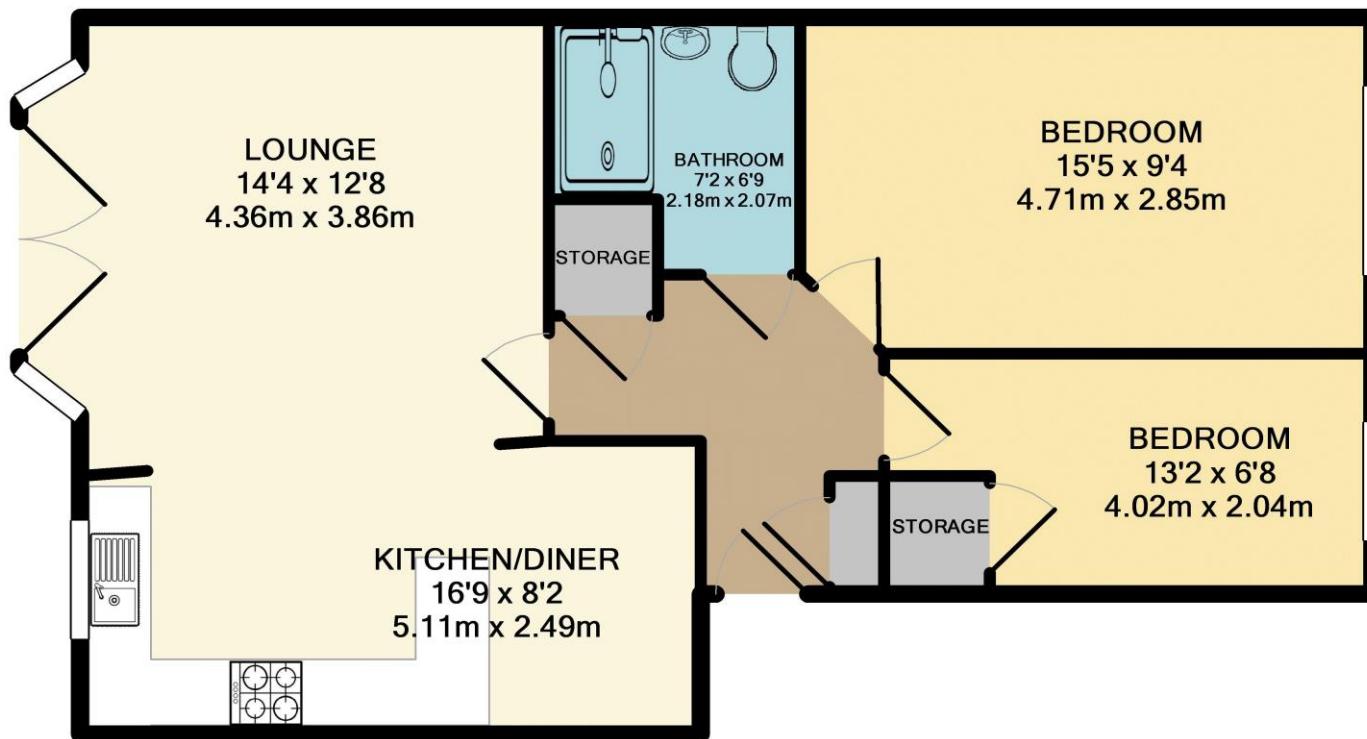
Located in the heart of the ever-popular village of Standish sits this impressive, two-bed first-floor apartment. Belmont Rise is a modern block of apartments offering easy access to all the bars and restaurants the village has to offer, along with doctors, a dentist, library, schools, public transport links, and the M6 motorway network. This excellent property is now also offered for sale with NO ONWARD CHAIN.

In brief, the accommodation comprises a secure phone entry system which gives access to the communal entrance, and then stairs leading to the first floor. On entering the apartment, the entrance hallway has two storage cupboards, access to the modern family bathroom with a shower, a large master double bedroom, and then a second smaller double bedroom. Another door from the landing area opens to give access to a large formal lounge/sitting room with patio doors to a Juliet balcony. There is a step up to an open-plan and well-equipped fitted kitchen offering a range of wall, base, and drawer units along with some appliances, and then a dining area to the side.

Externally, Belmont Rise has off-road allocated parking along with several visitors' parking spots, and then communal gardens. Internal inspection is recommended to fully appreciate the property's deceptive size and its outstanding location.







TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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