TO LET

84, Almond Brook Road, Standish, WN6 0TA

REGAN & HALLWORTH
The Professional Estate & Letting Agents



84, Almond Brook Road, Standish, WN6 0TA

Exceptional three bed end terrace home located in the heart of Standish village.



- Exceptional end-terrace home
- Large open plan kitchen / dining
- Bathroom / shower over bath
- Close to village centre / schools
- Great sized reception room
- Three good sized bedrooms
- Large gardens and driveway
- 926 SQ. FT.

Now available to let and located in the ever-popular village of Standish is this impressive, three-bed end-terrace home. Almond Brook Road has been finished to an excellent standard throughout, boasting spacious accommodation set over two floors along with a large private driveway and large secure rear garden. The property is just a short walk into the centre which offers a range of shops, bars, and restaurants along with some excellent schools for all ages, great public transport links, and a short drive to junction 27 of the M6 motorway network.

In brief, the accommodation comprises an entrance hallway with store cupboard, a large formal lounge/sitting room located to the front, an impressive and well-equipped fitted kitchen boasting a range of wall, base, and drawer units along with a breakfast bar, then a large orangery with doors leading out onto the rear gardens. Up on the first floor, there are two large double bedrooms, a third single bedroom, and then a modern family bathroom with a shower over bath.

Externally, the property has a large driveway to the front and then gated access to a secure rear garden with patio and faux lawn. Internal inspection is highly recommended to truly appreciate the property's size, superb finish, and outstanding location.

















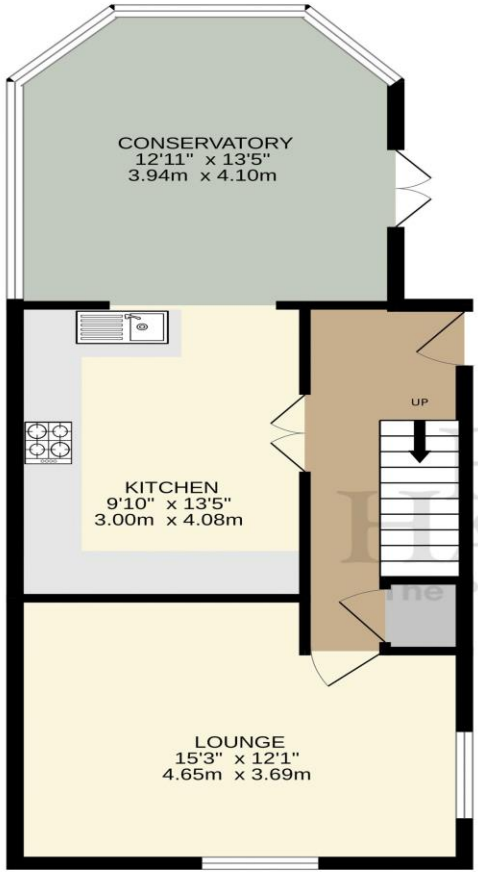




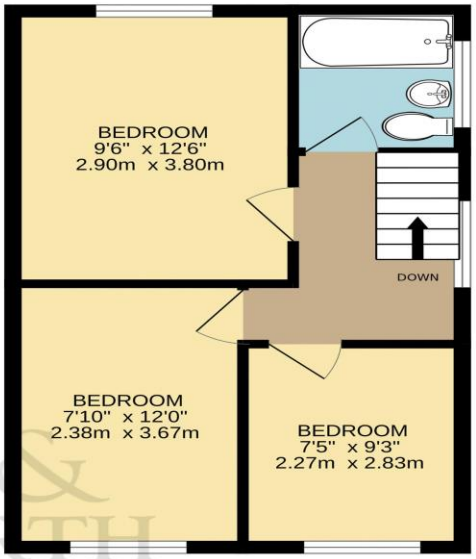


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GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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REGAN & HALLWORTH
The Professional Estate Agents



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com

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