

FOR SALE

43, Grove Lane, Standish, WN6 0ES

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



43, Grove Lane, Standish, WN6 0ES

Substantial end terrace home offering 926 SQFT with a larger than average rear garden.

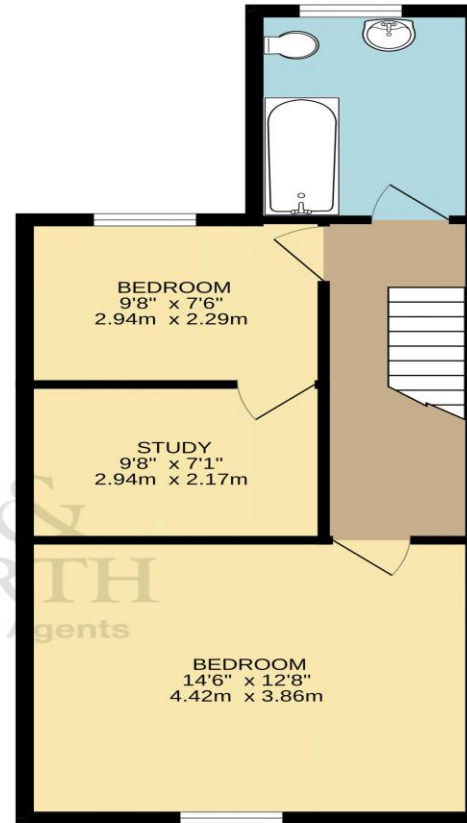
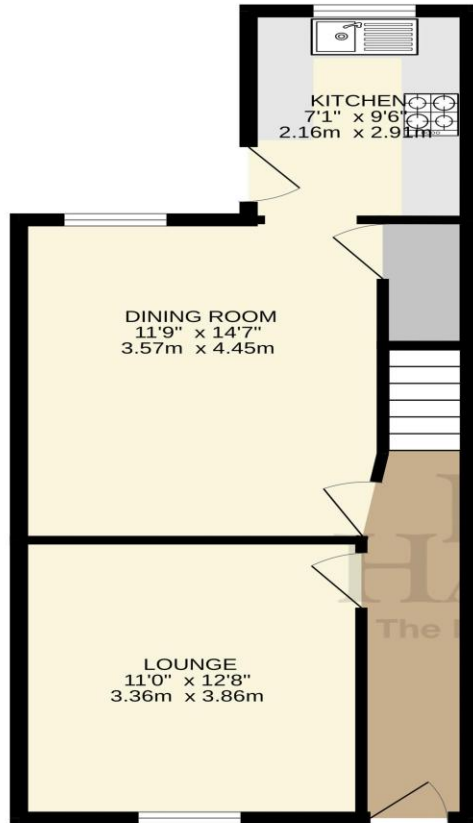


- Impressive end terrace home
- Ideal starter property
- Superbly presented throughout
- Close to village centre
- 2 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Pretty garden to rear
- 926 SQFT

This impressively sized & superbly presented end terrace home is well placed within easy walking distance of Standish Village Centre & all its various shops, amenities, bars and acclaimed schools. Located on an established and popular street, these garden fronted terrace homes are always in high demand, particularly when they offer as much living space as Number 43 - plus the added benefit of a large rear garden space too. A two-storey outrigger means that the home provides a sizeable 926 SQFT of living space, making it larger than the average terrace home. Warmed by gas central heating with double glazing this excellent property has been beautifully decorated to a high standard throughout and comprises in brief of; an entrance hallway, two large reception rooms with pretty shutter blinds to the front lounge. There is a modern fitted kitchen to the rear which is finished with solid oak worktops plus there are two large double bedrooms upstairs. Off the second bedroom is a partitioned space which would be ideal as a home office / walk in wardrobe, plus there is a stylish, full sized bathroom suite. Externally, the home is set behind a walled front garden, whilst to the rear, the property enjoys a lovely cottage-style tiered rear garden which is mature and private - a real rarity with this type of home. This property would be perfect for any first-time buyers looking to get onto the property ladder & viewings are absolutely essential.







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TOTAL FLOOR AREA : 926 sq.ft. (86.1 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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