

FOR SALE

4, Evan Close, Standish Lower Ground, WN6 8LP

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



#### 4, Evan Close, Standish Lower Ground, WN6 8LP

*Superb, detached family home with substantial corner plot position & double garage.*



- Superb, detached family home
- Beautifully presented throughout
- Substantial corner plot
- EPC RATING B
- 4 bedrooms / 2 reception rooms
- Stunning rear extension
- Double detached garage
- 1476 SQFT

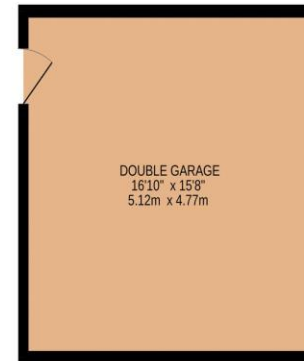
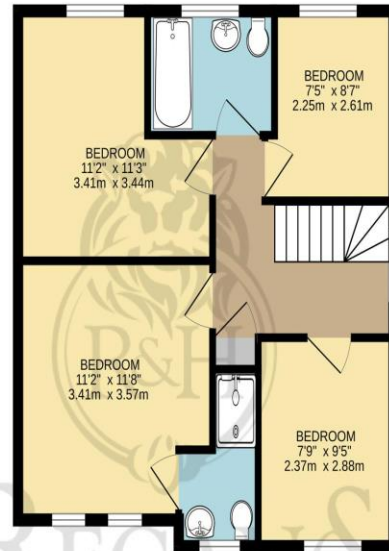
Tucked away right in the corner of a quiet, yet established cul-de-sac in the highly prized area of Standish Lower Ground - this superb, executive detached family home offers a number of key features that elevate it from the competition. The home not only rests on what is comfortably one of the largest plots on the whole development, but it also benefits from considerable off road parking and a large double detached garage too. All rare features for modern-style properties at this particular price range.

Internally the home is beautifully presented throughout, benefitting from various enhancements and improvements from its original design, including a superb rear sunroom with smart insulated roof. The home in total provides a sizeable 1476 square feet of living space that in brief comprises; a main entrance hallway, off which is a useful home office / snug, a spacious 23ft main lounge / diner with solid oak bi-folding doors which in turn has access into the full width rear sun room with vaulted ceiling & feature Velux windows - plus pleasant views of the rear garden. The modern fitted kitchen with granite worktops completes the ground floor arrangement. Upstairs the home provides four bedrooms with impressive, fitted units to the master & a modern en-suite, plus there is a family bathroom too.

Externally the corner position and plot here are key features of the home, with the gardens beautifully maintained and extending to the front, side and rear. The rear enjoys a sunny, westerly aspect & therefore lots of afternoon sun, plus there is the extensive driveway & double detached garage too. The boiler here was replaced around 5 yrs ago plus there are solar panels on the roof, (with battery storage) resulting in an EPC rating of a very high B. Locally there are various pretty walks & trails on the property's doorstep plus easy access to the area's excellent schools & transport links. Viewings are absolutely essential.







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TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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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**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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