

FOR SALE

18, Lady Fern Field, Standish, WN6 0ZQ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 18, Lady Fern Field, Standish, WN6 0ZQ

*A Stylish Shared Ownership True Bungalow with Superb Outdoor Space*

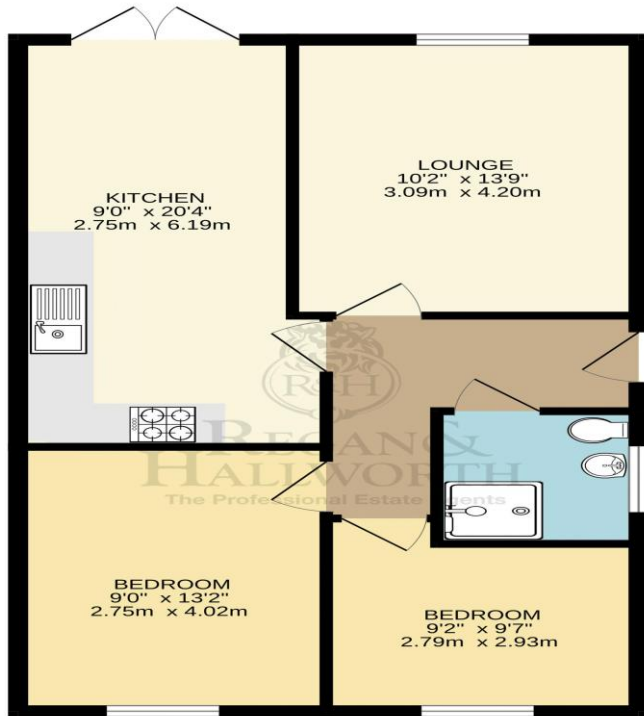


- Rare modern bungalow in Standish
- Close to village & motorway network
- Driveway parking for two cars
- Fresh decor & New carpets
- 50% shared ownership available
- South-facing corner plot
- Stylish kitchen & modern wet room
- 610 SQ.FT. / No chain delay

Tucked away within the highly regarded Cat i' th' Window development, a modern community that has rapidly become one of Standish's most desirable residential locations, this attractive property offers a rare opportunity to purchase one of the very few newly constructed bungalows available in the area, making it a truly unique proposition for buyers seeking modern single-storey living. Available on a 50% shared ownership basis (FULL MARKET VALUE £220,000), the home offers an affordable route onto the property ladder without compromising on quality, space or lifestyle. Finished to an excellent specification throughout, the property occupies a superb private south-facing corner plot, benefitting from two separate garden areas and a private driveway providing off-road parking for two vehicles. Internally, the accommodation is bright, spacious and thoughtfully designed, featuring a contemporary fitted kitchen with integrated appliances, generous living spaces and a stylish walk-in wet room/shower. Built with modern living in mind, the home also benefits from energy-efficient features including a modern boiler and full double glazing, helping to keep running costs low and making it economical to heat and maintain. Shared ownership provides the opportunity to purchase a 50% share of the property while paying rent on the remaining share, with the flexibility to increase your ownership percentage in the future. For many buyers, the combined cost of mortgage repayments and rent can be significantly lower than renting a comparable private property, making this an attractive and affordable alternative. For further information or to discuss eligibility, please contact our Standish office on 01257 473727.







TOTAL FLOOR AREA : 610 sq.ft. (56.6 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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