FOR SALE

157, Grove Lane, Standish, WN6 0DY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 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.

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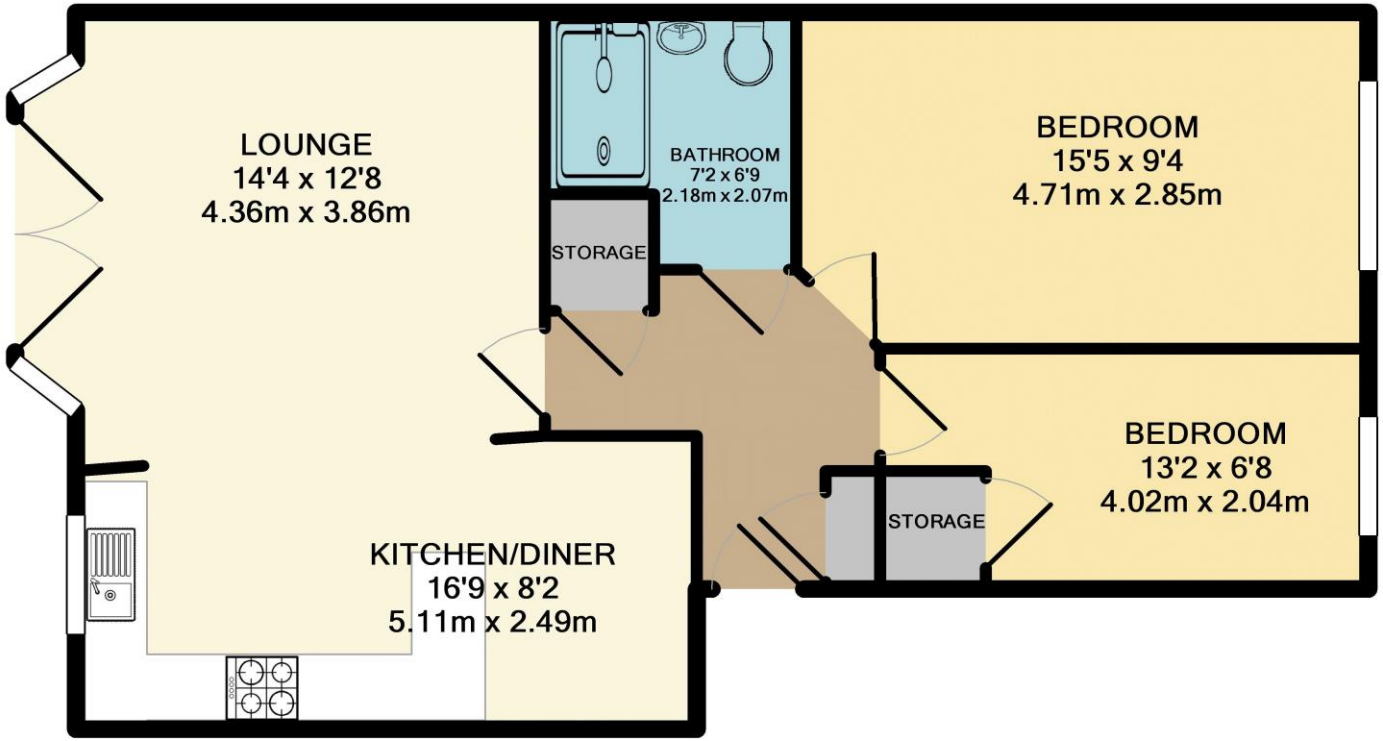

TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

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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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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