

FOR SALE

5, Platt Lane, Standish, WN1 2XF



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Charming cottage style starter home with wonderful open views & no chain delay.



- Beautiful mid terrace home
- Generous amount of floorspace
- Lovely, cottage-style finish
- No chain delay
- 2 db. bedrooms / 2 reception rooms
- Ideal starter home
- Wonderful open views
- 899 SQFT

Enviably nestled on the edge of Standish in a wonderful rural setting & benefiting from far reaching open views to both the front & the rear - this superb terrace cottage dates back to the late 1800s & is offered to the market with the added benefit of no chain delay. One of the larger styles built on Platt Lane, this home has benefited from further extensions too, making the property a very sizeable 899 square feet of living space & therefore excellent value in today's busy market. Ideal then for any first-time buyers looking to get onto the property ladder, to any downsizing clients seeking the peace of a quiet rural position.

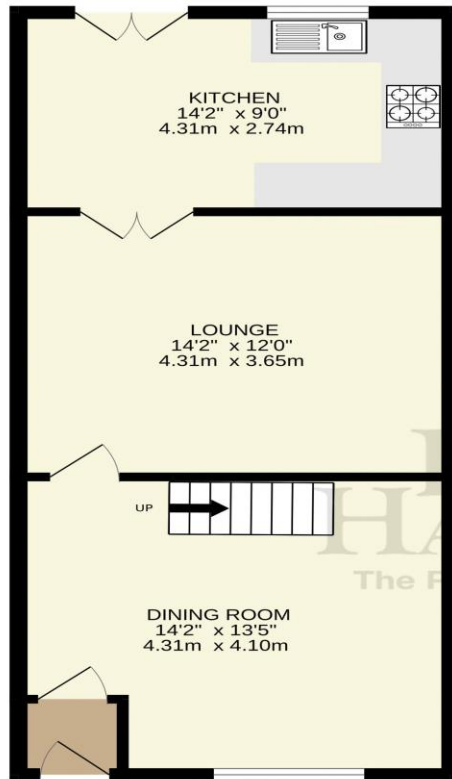
The home internally retains a lovely, cottage-feel to it despite its size & in brief comprises; a front dining room, cosy rear lounge with feature log burner, a pretty cottage style kitchen with superb Rayburn range & French Doors that lead outside. Upstairs, there are two generous double bedrooms, plus a modern 3-piece family bathroom suite.

Externally, the home enjoys the stunning views to the front & rear, with the rear also facing south & therefore benefiting from sun all day. The rear is fully low maintenance & decked. Early viewings are essential to appreciate the size & position here. No chain delay.

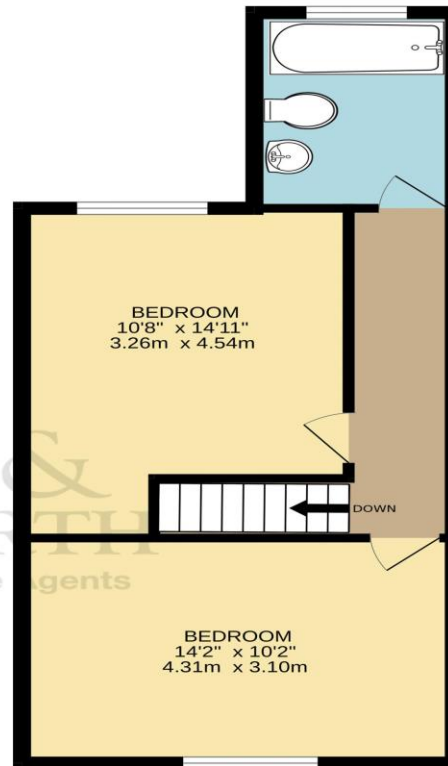




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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