

FOR SALE

81, Sheldon Avenue, Standish, WN6 0LW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



81, Sheldon Avenue, Standish, WN6 0LW

Truly outstanding three bed semi-detached family home located in Standish



- Exceptional semi-detached family home
- Recently fitted modern kitchen / appliances
- Modern family bathroom / shower over bath
- Close to schools and amenities
- Outstanding open plan reception rooms
- Two double and one single bedroom
- Large driveway and rear gardens
- 850 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning, well-presented semi-detached home located in Standish. Sheldon Avenue is situated on a quiet cul-de-sac and boasts breathtaking countryside views directly from its doorstep.

Internally, the property has been finished to an exceptionally high standard throughout, offering a modern and contemporary feel set over two floors—making this an ideal home for a growing family or a first-time buyer looking for a turnkey property. Sheldon Avenue offers easy access to the village, with its popular bars, restaurants, and shops, as well as outstanding schools for all ages and excellent public transport links to the M6 motorway network. Furthermore, some of Lancashire's most stunning countryside walks are available right from your front door.

In brief, the accommodation comprises a spacious entrance hallway with stairs leading to the first floor, and a well-presented formal lounge/sitting room situated at the front of the property. This flows into a great-sized dining room at the rear, which is open-plan to the lounge and features doors leading out onto the well-maintained rear gardens. Off the entrance hallway is an impressive, recently fitted kitchen, which boasts a range of wall, base, and drawer units and integrated appliances.

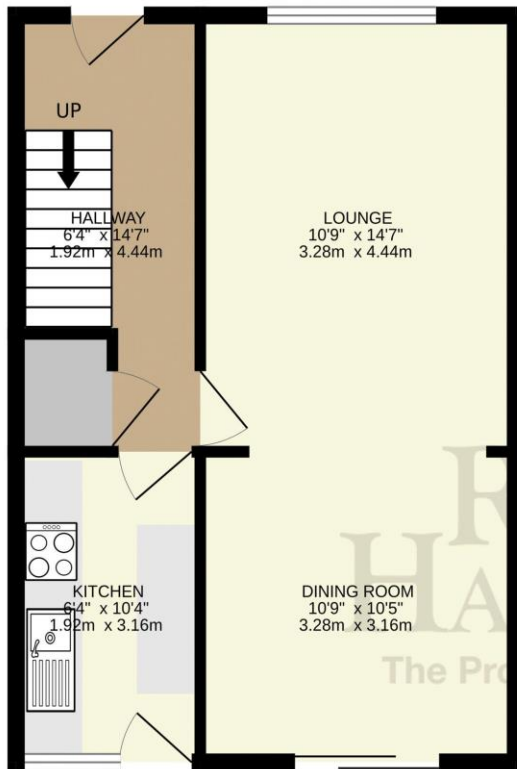
Upstairs, the first-floor hosts two excellent-sized double bedrooms—one to the front and one to the rear—both benefiting from fitted wardrobes, with the rear bedroom enjoying the outstanding countryside views. There is a third good-sized bedroom and a modern fitted family bathroom comprising a WC, sink unit, and a bath with a shower over.

Externally, Sheldon Avenue features a large, paved driveway offering off-road parking for several cars, with access to the rear gardens down the side of the property. To the rear, there is a private and secure garden that has been tastefully landscaped to be extremely low-maintenance, perfectly framing the open countryside views beyond. Internal inspection is highly recommended to truly appreciate the property's size, immaculate internal condition, and amazing location.

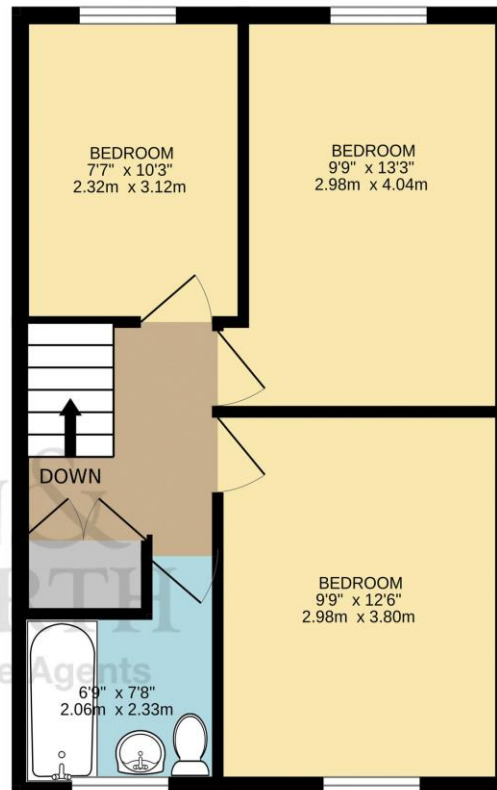




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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