

FOR SALE

49, Trevore Drive, Standish , WN1 2TT



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Outstanding mid-townhouse style home located in the popular village of Standish.

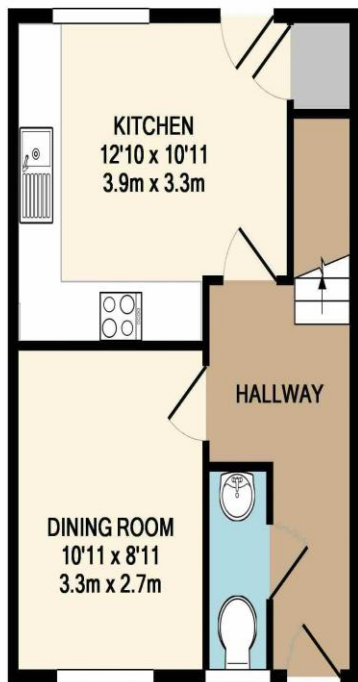


- Superb mid-townhouse style home
- Three / four good sized bedrooms
- Modern kitchen with appliances
- NO ONWARD CHAIN
- Outstanding sized reception rooms
- Family bathroom and en-suite shower
- Gardens and allocated parking
- 1050 SQ. FT.

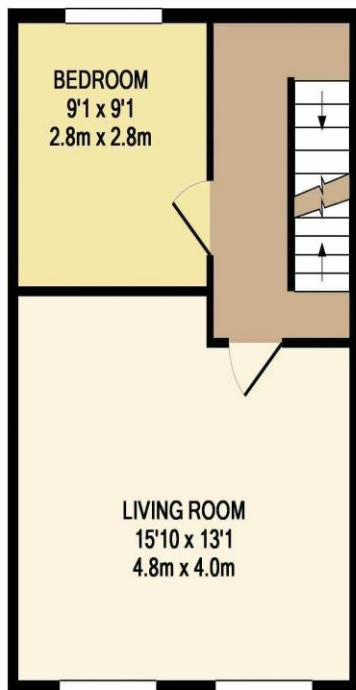
Now available for sale and located on a modern development in the ever-popular area of Standish sits this impressive and versatile three / four bed mid-mews style property. Trevore Drive boasts excellent access into the village with all its bars, restaurants and shops, schools for all ages, easy access to canal walks, Haigh Country Park and Worthington Lakes, public transport links and is just a short drive to several major motorway networks. The property is now also offered for sale with NO ONWARD CHAIN. Internally this deceptively spacious home is set over three floors and has been finished to a great standard throughout with just over 1000 square feet of contemporary accommodation. On entering the property, the entrance hallway opens to give access to a cloak room wc, dining room / bedroom four and a then a modern kitchen / morning room to the rear offering a range of wall, base and drawer units along with some appliances. Up on the first floor the spacious landing opens to give access to large / sitting room and then the first double bedroom. Up on the second floor there is a large master double bedroom with modern fitted en-suite, second double bedroom and then a family bathroom. Externally the property has a small garden to the front with off road allocated parking for two cars. To the rear is an enclosed and private low maintenance landscaped garden ideal for the summer BBQ. Internal inspection is highly recommended to fully appreciate the deceptive size, great finish and amazing location.



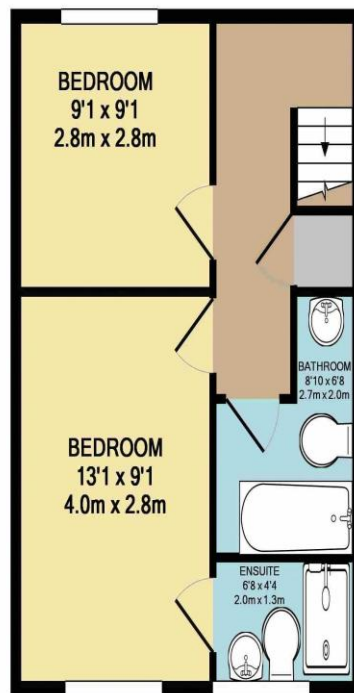




GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.5 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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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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www.reganandhallworth.com