

FOR SALE

9, Hampstead Road, Standish, WN6 0RR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Prime village living with generous south-west facing gardens, and a stylish conservatory



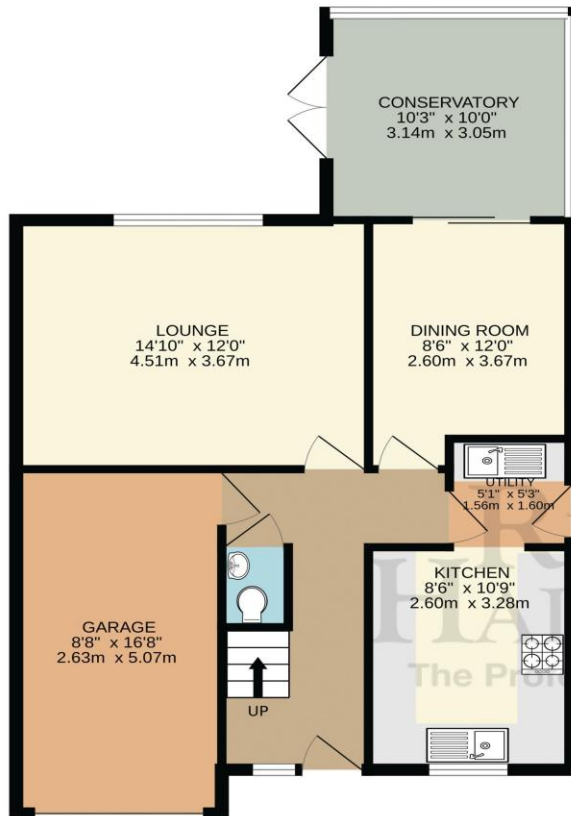
- Four bed detached family home
- Ample parking & integral garage
- Utility & ground floor WC
- Gas central heating / Double glazing
- Great plot with South-west facing gardens
- Stylish conservatory
- Ensuite to master bedroom
- 1326 SQ.FT. / Freehold

Occupying a prime position on one of Standish's most desirable developments, right in the heart of the village, this attractive home offers an exceptional opportunity for buyers seeking both location and lifestyle. Set on a generous plot, the property enjoys beautifully positioned south-west facing gardens, perfect for making the most of afternoon and evening sunshine. The home is well presented throughout, offering clean, neutral décor that allows prospective buyers to move straight in while still having scope to personalise to their own taste. A standout feature is the stylish conservatory, which provides a bright and versatile additional living space, ideal for relaxing or entertaining while enjoying views over the garden. With its combination of a sought-after setting, generous outdoor space, and realistic asking price, this is a property that is sure to attract strong interest. Further benefits include gas central heating and full double glazing, ensuring the property is warm, comfortable and energy efficient all year round. Early viewing is highly recommended to avoid missing out on this fantastic opportunity.

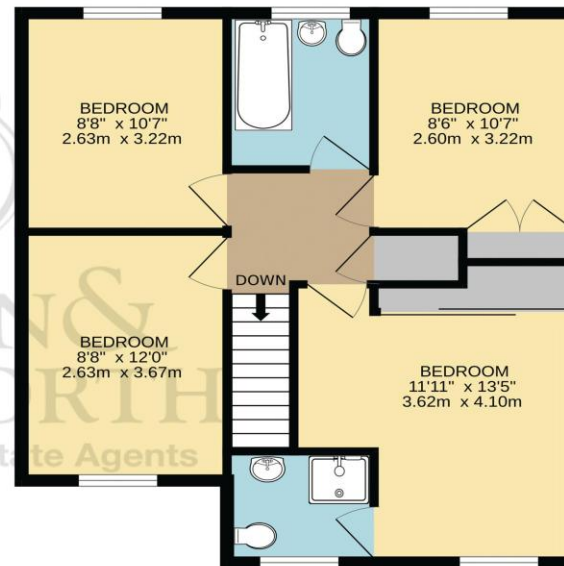




GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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