

FOR SALE

11, Stableford Close, Standish, WN6 0UU

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 11, Stableford Close, Standish, WN6 0UU

*Sleek, end townhouse with larger than average plot & private, tucked-away position.*



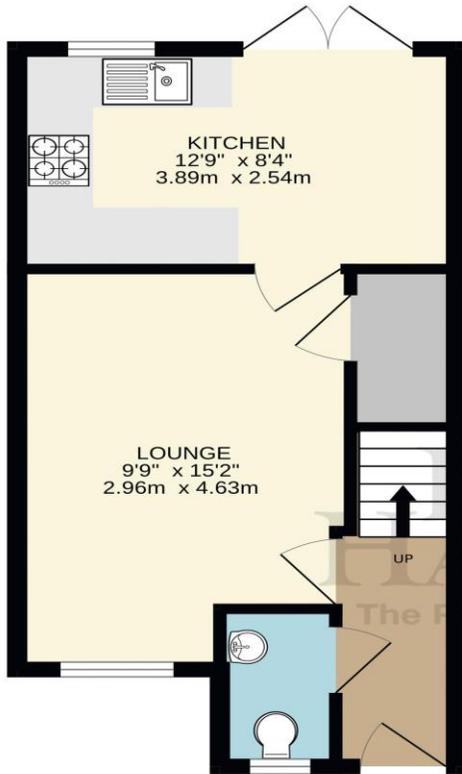
- Stunning end townhouse
- Impeccably maintained throughout
- Perfect starter home
- Large corner plot
- 2 double bedrooms
- Private, tucked-away position
- High spec kitchen & bathroom
- 625 SQFT

Enviably positioned on a smart new development in Standish, this immaculately presented 2 bed end townhouse offers superb internal condition & would be ideal for any first time buyers looking to get onto the property ladder. Tucked away off Stableford Close itself down a quiet, little private section of the development, the home enjoys a choice position in the corner plus being on the end it also benefits from a much larger rear & side plot than the neighbouring properties. Brimming with eye-catching kerb appeal, the condition both inside and out is superb and in brief the property comprises; an entrance hallway with wc / cloaks, main front lounge & a stylish rear kitchen diner with French Doors that lead out onto the rear garden. The kitchen has been upgraded from its original finish & boasts quality quartz worktops & a range of integrated appliances. Upstairs, there are two good sized double bedrooms & a smart, fully tiled principal bathroom suite. Externally there is a beautiful landscaped rear garden which is notably private, well stocked and boasts an extended patio area. The garden extends to the rear & side, with a driveway to the front providing off road parking. Locally, the home sits just a stone's throw to all of Standish's various shops, pubs and acclaimed schools, plus with the M6 only a short drive, this home is ideally positioned & early viewings are essential.

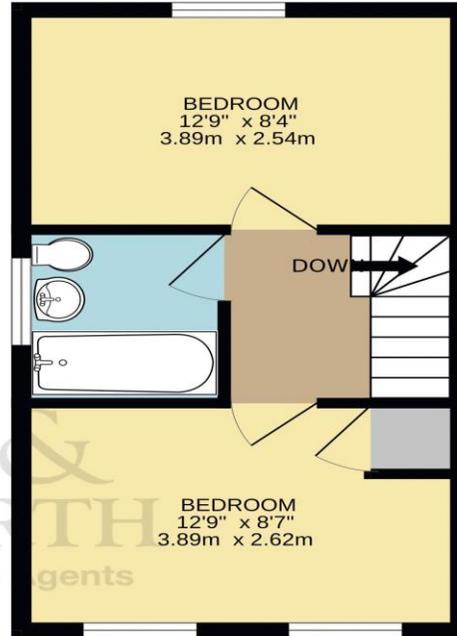




**GROUND FLOOR**  
325 sq.ft. (30.2 sq.m.) approx.



**1ST FLOOR**  
300 sq.ft. (27.9 sq.m.) approx.



**TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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