

**FOR SALE**

26, Princess Road, Standish Lower Ground , WN6 8LT

 **REGAN &  
HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 26, Princess Road, Standish Lower Ground , WN6 8LT

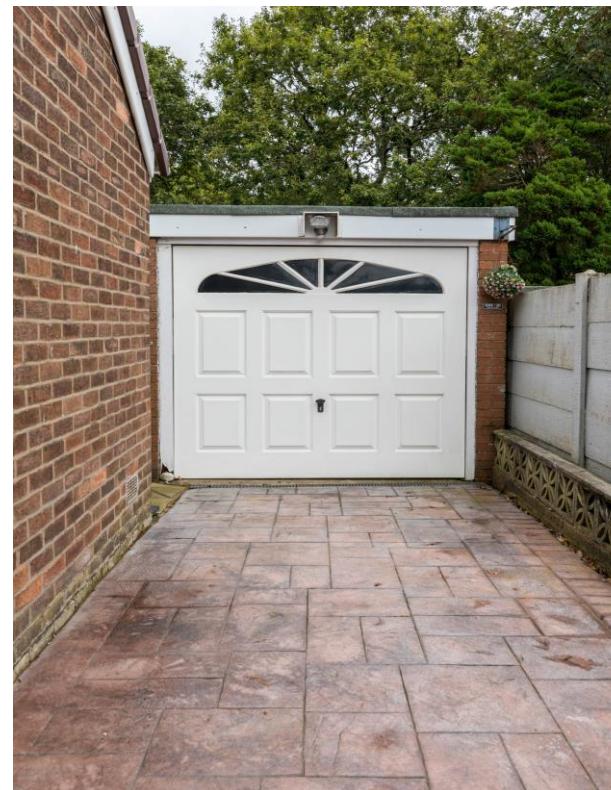
Excellent three bed semi-detached bungalow located in Standish Lower Ground.



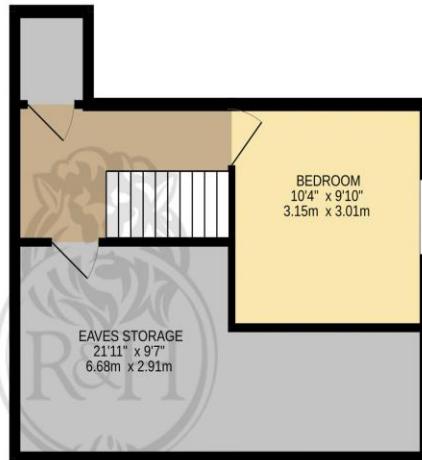
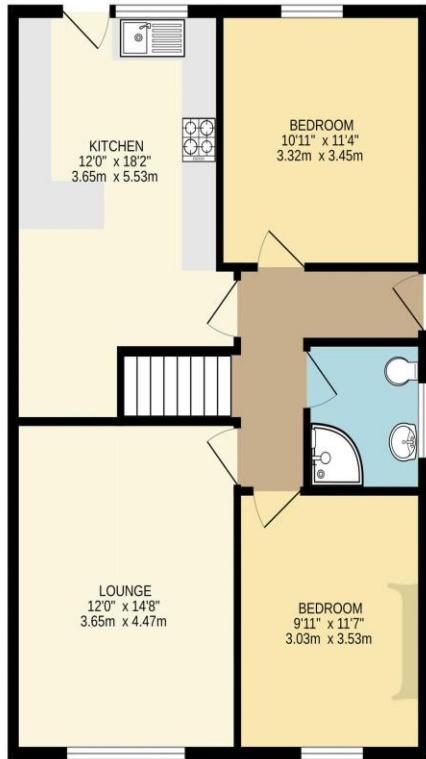
Located along the ever-popular Princess Road in the Standish Lower Ground area of Wigan is this impressive three bed semi-detached bungalow. This excellent home is now offered for sale with NO ONWARD CHAIN. The property offers superb access to a range of local amenities and the town centre, great public transport links and is just short drive to several major motorway networks. Internally Princess Road offers just over 1300 square feet of contemporary accommodation which in brief comprises of entrance hallway, modern fitted family bathroom comprising wc, sink unit and corner shower unit, large formal lounge / sitting room located to the front of the property with the first double bedroom situated to the side. To the rear there is a modern fitted open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with area for dining table. To the side is the second double bedroom overlooking the rear gardens. Stairs from the hallway lead up to the landing area and a third good sized bedroom with access into a large storage area in the eaves. Externally the property has a large driveway to the front with low maintenance garden area and access down the side leading to a garage with up and over door. To the rear there is a superb, private and secure garden with patio area, faux lawn and access into the rear of the garage. Internal inspection is highly recommended to fully appreciate the deceptive size, great finish and outstanding location of this lovely bungalow.



- Exceptional semi-detached bungalow
- Great sized reception rooms
- Modern open plan kitchen / dining room
- Family bathroom with corner shower unit
- Three good sized bedrooms
- Gardens / driveway / garage
- SOLD WITH NO ONWARD CHAIN
- 1359 SQ. FT.



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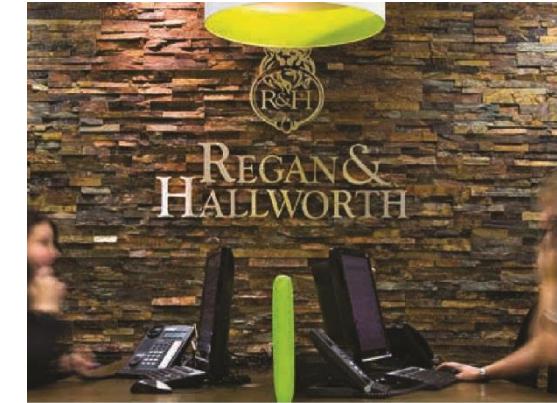
TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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