

**FOR SALE**

6, James Place, Standish , WN6 0JA

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

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## 6, James Place, Standish , WN6 0JA

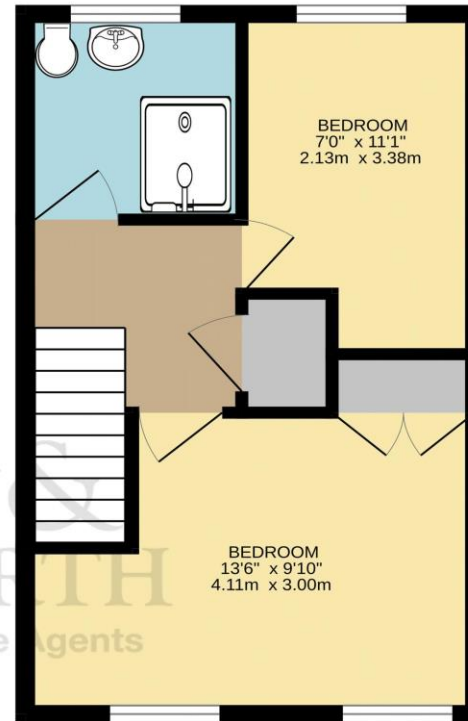
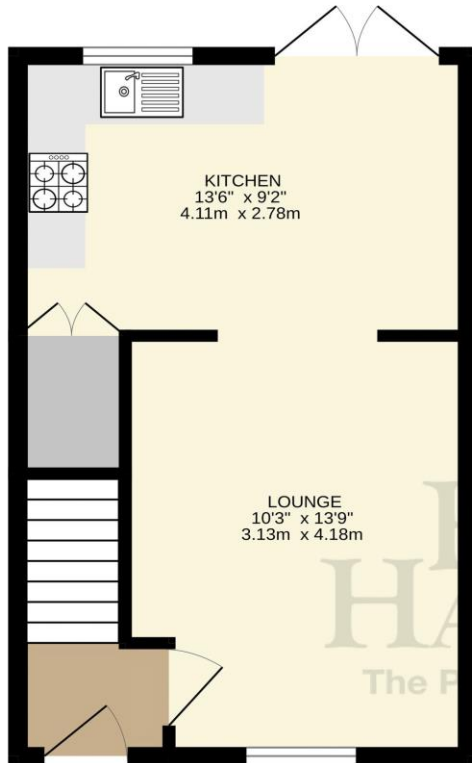
*Outstanding semi-detached home situated along a quiet cul-de-sac in Standish.*



- Excellent semi-detached family home
- Open plan kitchen / dining room
- Family bathroom with shower
- Close to amenities and transport links
- Superb sized reception rooms
- Two good sized double bedrooms
- Large gardens and private driveway
- 617 SQ. FT.

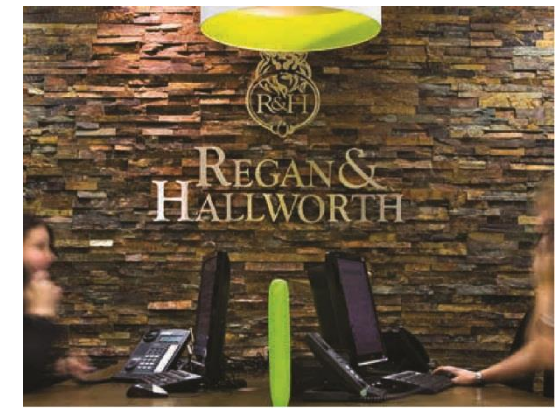
Now available for sale and located along a quiet cul-de-sac in the heart of Standish village is this immaculately presented, two bed semi-detached family home. James Place boasts excellent access to all the amenities Standish has to offer along with outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Another added benefit of this superb home is that it is now offered for sale with NO ONWARD CHAIN. Set over two floors and offering just over 600 square feet of accommodation which in brief comprises of entrance hallway, stairs leading to the first floor, large formal lounge / sitting room located to the front of the property whilst to the rear there is an open planned kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with cooker and space for table with doors leading out onto the rear gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front, second smaller double bedroom to the rear and a modern family bathroom comprising of wc, sink unit and shower. Externally James Place has a large driveway to the front with low maintenance garden area whilst to the rear there is a deceptively spacious, private and secure garden with faux lawn and gravelled patio to the rear and side. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and superb location of this great home.





TOTAL FLOOR AREA : 617 sq.ft. (57.3 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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