

FOR SALE

8, Albatross Close, Standish, WN6 0WB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



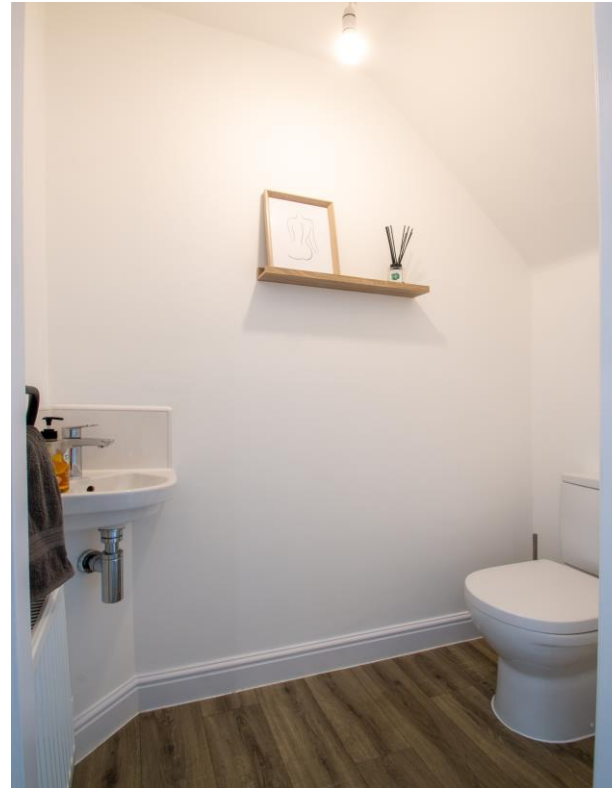
8, Albatross Close, Standish, WN6 0WB

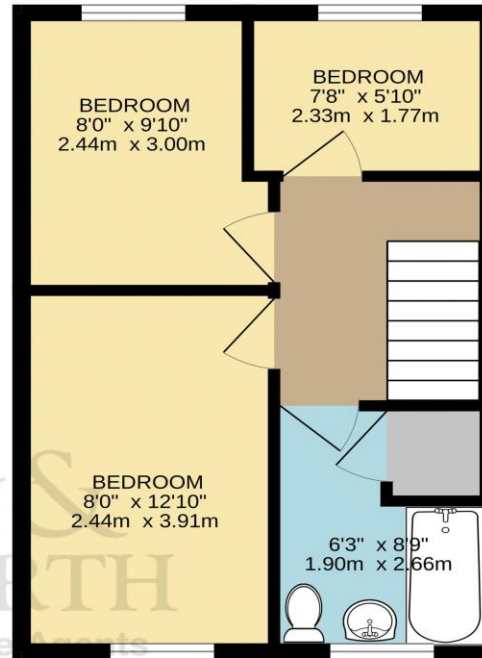
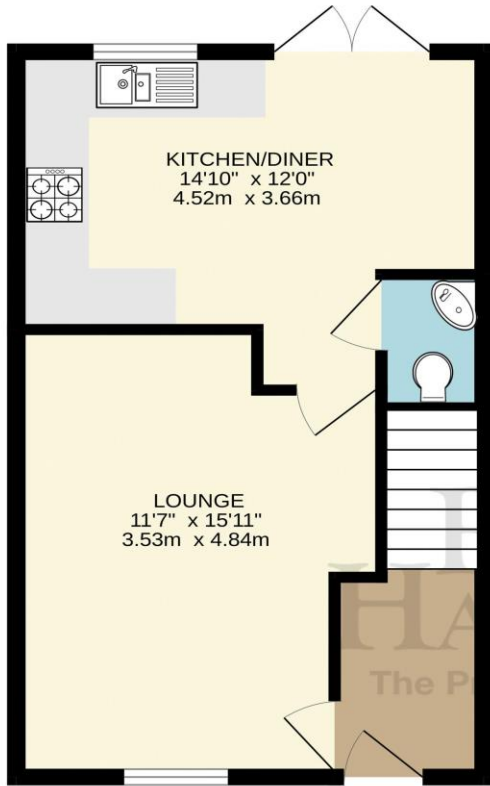
Spacious three bed mid-townhouse style home located in the heart of Standish village.



- Spacious modern mid-townhouse style home
- Open plan kitchen / dining room
- Family bathroom and cloak room wc
- Close to schools and amenities
- Excellent sized reception room
- Three good sized bedrooms
- Landscaped private rear garden / parking
- 718 SQ. FT.

Now available for sale and located on the new, modern development just off Rectory Lane in Standish is this deceptively spacious and well presented, three bed mid-townhouse style home. Albatross Close has been finished to an exceptionally high standard throughout offering spacious and contemporary accommodation set over two floors. Situated close to Standish village with all its amenities the property would make an ideal first-time buyers' property of an excellent starter home for the growing family. The property boasts easy access to a range of outstanding schools for all ages, great public transport links and is just drive to several major motorway networks. In brief the accommodation comprises of entrance hallway, spacious lounge / sitting room located to the front with feature media wall, cloak room wc and then an open plan kitchen / dining room located to the rear with the kitchen offering a range of wall, base and drawer units along with appliances and area for dining table and chairs. Up on the first floor the centrally located landing area opens to give access to a master double bedroom located to the front of the property, two good sized bedrooms located to the rear and then a modern fitted family bathroom with shower over bath. To the front there is a walkway which leads to the front of the property whilst to the rear there is a good-sized enclosed garden with faux grass and patio area with off road parking for two cars beyond. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and amazing location.



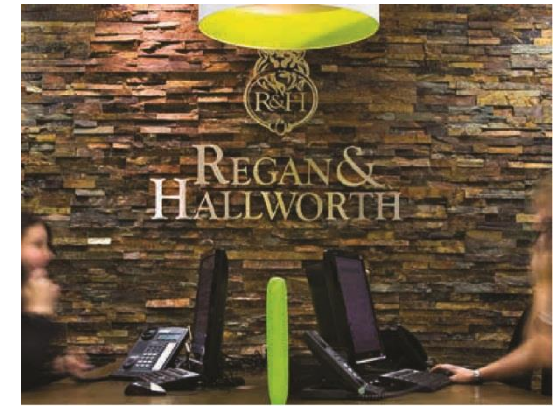


TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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.
Made with Metropix ©2024



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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com