

TO LET

28, James Place, Standish, WN6 0JA

REGAN & HALLWORTH
The Professional Estate & Letting Agents



28, James Place, Standish, WN6 0JA

Stunning detached two bed property located in the heart of Standish village



- Stunning detached family home
- Great sized reception rooms
- Great sized family bathroom
- Well maintained gardens
- Modern decor and flooring throughout
- Modern fitted kitchen / dining room
- Two double bedrooms
- 705 SQ. FT.

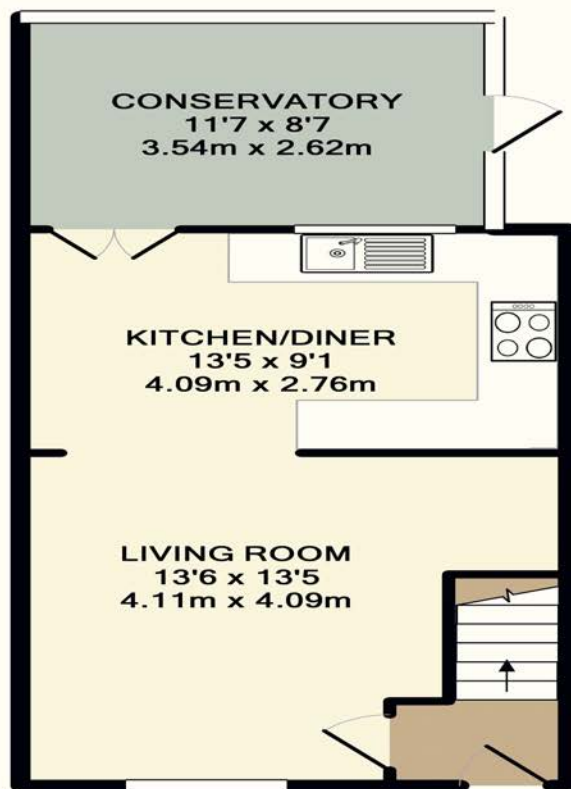
Ideally located on James Place, a quiet little cul-de-sac that conveniently rests close to the centre of Standish Village, this beautifully presented detached home is offered for let on an un-furnished basis and has been superbly maintained from top to bottom & benefits from a modern Upvc conservatory plus a sunny, southerly aspect to the rear.

In brief, the property comprises a hallway, great sized main front lounge, with a modern fitted kitchen diner to the rear, plus the conservatory. Upstairs, there are two bedrooms, both of which benefit from fitted wardrobes, plus a modern principal bathroom suite with shower over bath.

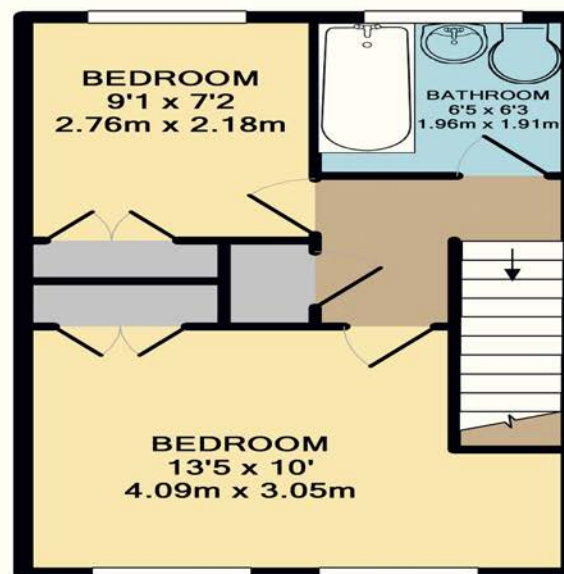
Externally, the home rests on a lovely private plot that doesn't back onto any other houses. The rear has been professionally landscaped and boasts a smart, Indian Stone flagged patio. The garden is predominantly low maintenance & has stocked borders plus a sunny, southerly orientation. To the front is a driveway / carport providing off road parking. Early viewings are highly recommended. MATERIAL INFORMATION • Price - £750pcm • Deposit MAX 5 weeks - £865 • Length of tenancy - minimum 6 months • Council tax - Band C







GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

rightmove

onTheMarket.com

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