

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.

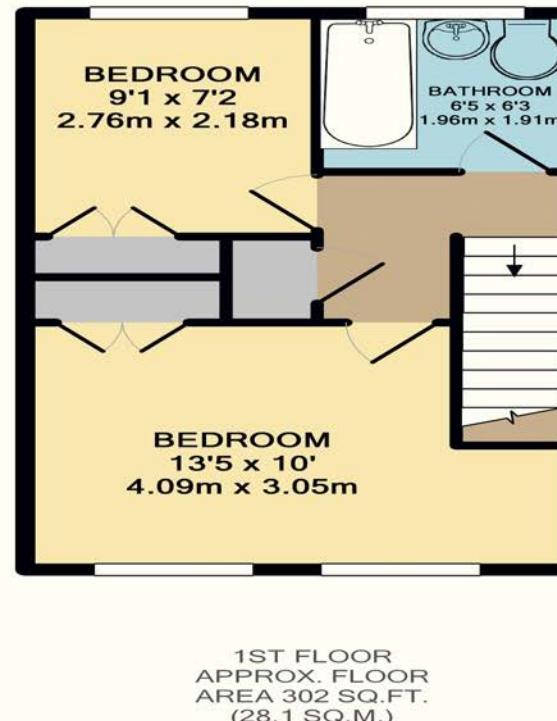
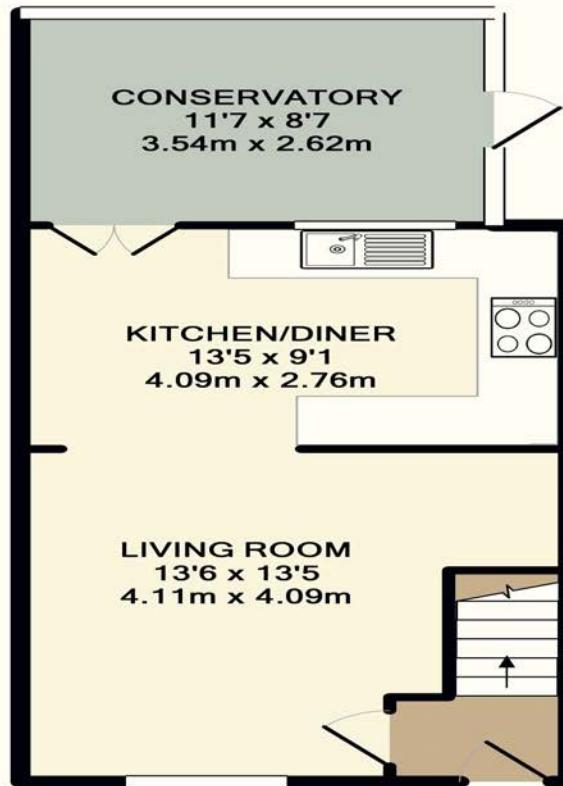
In brief, the property comprises a hallway, great sized main front lounge, with a modern fitted kitchen diner to the rear, plus the conservatory. Upstairs, there are two bedrooms, both of which benefit from fitted wardrobes, plus a modern principal bathroom suite with shower over bath.

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





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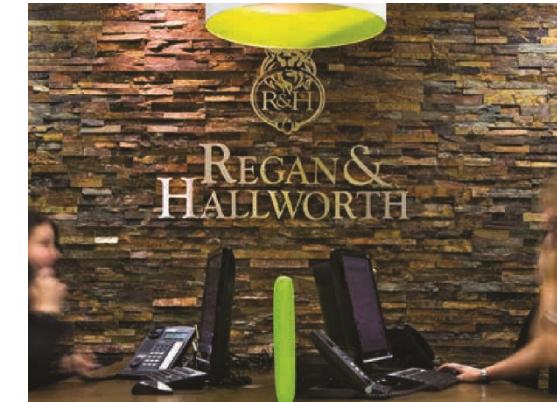
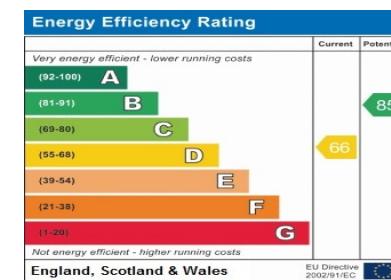


TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

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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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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