



9 Giants Hall Road, Standish Lower Ground, WN6 8JR

Offers in excess of £250,000

ARC HOMES are delighted to offer for sale this beautifully presented three-bedroom detached home, situated in a highly sought-after location. Offering spacious accommodation, attractive rear gardens, and ample off-road parking, this fantastic property is ideal for a range of buyers. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hallway with a downstairs cloakroom, a well-proportioned sitting room, a separate study, and a modern kitchen/diner to the rear, complete with French doors opening onto the gardens—perfect for both everyday family living and entertaining.

To the first floor are three bedrooms and a contemporary family bathroom, with the master bedroom benefiting from its own ensuite shower room.

Externally, the property enjoys a quiet setting with ample off-road parking to the front. The enclosed rear gardens are not overlooked and provide a peaceful, low-maintenance outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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