

FOR SALE

32A, Langham Road, Standish, WN6 0TF

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

 ESTD  
1996





## 32A, Langham Road, Standish, WN6 0TF

Outstanding four bed detached family home with large gardens and driveway located in Standish.



- Outstanding detached family home
- Modern fitted kitchen and utility room
- Four excellent sized bedrooms
- Close to amenities and schools
- Excellent sized reception rooms
- Family bathroom / en-suite / cloak room wc
- Large gardens / driveway / garage
- 1328 SQ. FT.

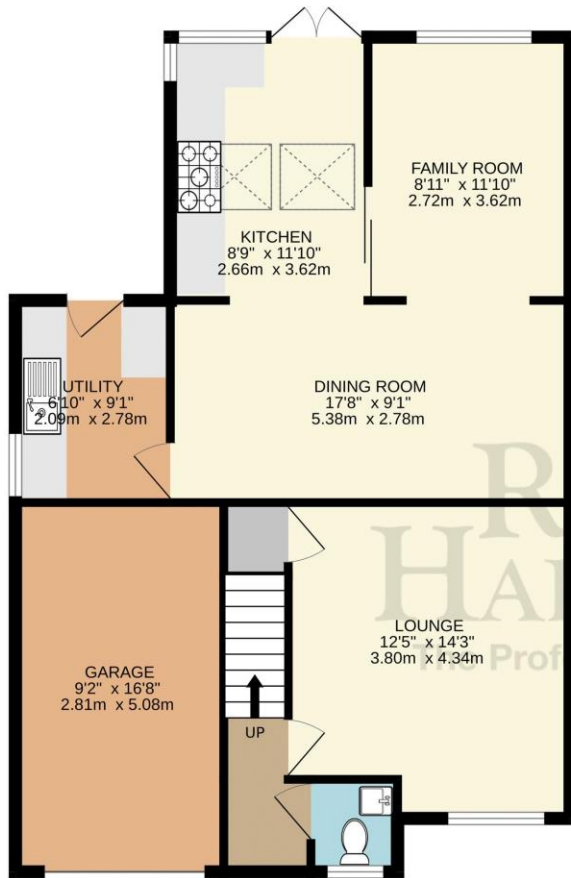
Now available for sale and located on a popular, modern development in the heart of Standish is this impressive, extended, detached four bed family home. Langham Road has been finished to an exceptionally high standard internally along with large landscaped and low maintenance gardens. The property boasts excellent access to all the amenities Standish has to offer along with outstanding schools for all ages, great public transport links and close to junction 27 of the M6 motorway network. The accommodation is situated over two floors offering just over 1300 square feet of contemporary space which in brief comprises of entrance hallway, cloak room wc, large modern formal lounge / sitting room located to the front, dining room to the rear, fully fitted utility room, lovely family room overlooking the gardens and then a stunning fitted kitchen boasting a range of wall, base and drawer units along with appliances and vaulted ceiling with Velux window. Up on the first floor the feeling of space continues with centrally located landing area, large master double bedroom located to the front with modern fitted en-suite shower room, second double bedroom located to the rear, modern fitted family bathroom comprising of wc, sink unit and walk in shower and then two further good-sized bedrooms. Externally the property has a large driveway to the front providing off road parking for several cars and gives access to the integral garage. The rear gardens have been tastefully landscaped giving a sleek and modern feel with tiled flooring and composite decked patio area. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and superb location of this immaculate family home.







**GROUND FLOOR**  
823 sq.ft. (76.4 sq.m.) approx.

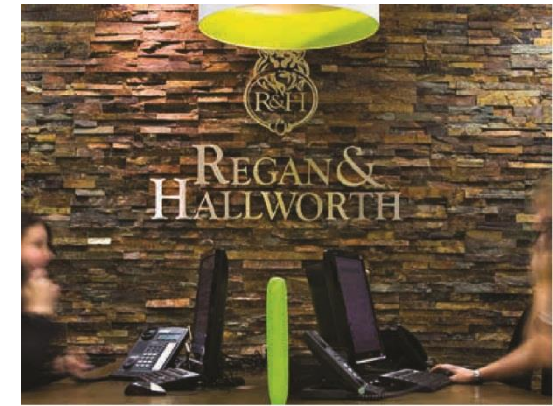


**1ST FLOOR**  
505 sq.ft. (46.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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**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



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