

**FOR SALE**

75, Fairway, Standish , WN6 0UY

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

ESTD  
1996





75, Fairway, Standish , WN6 0UY

*Stunning & impressively sized detached family home with 3 double bedrooms & 1046 SQFT*



- Stunning detached family home
- Immaculately presented throughout
- Generous amount of floorspace
- Pleasant setting & aspect
- 3 double bedrooms
- Highly prized modern development
- Quiet cul-de-sac position
- 1046 SQFT

Presented to exacting standards throughout and effortlessly fusing light, contemporary presentation with a stylish finish - this particularly spacious 3 bed detached family home is positioned in one of Standish's most sought after new estates, close to the centre of the village & therefore just a short walk to its numerous shops, cafes, pubs and amenities, whilst the M6 is a short drive away. Tucked away up a quiet & private cul-de-sac section with a pleasant , this particular style of 3 bed boasts a notably large layout upstairs with a generous master bedroom and en-suite.

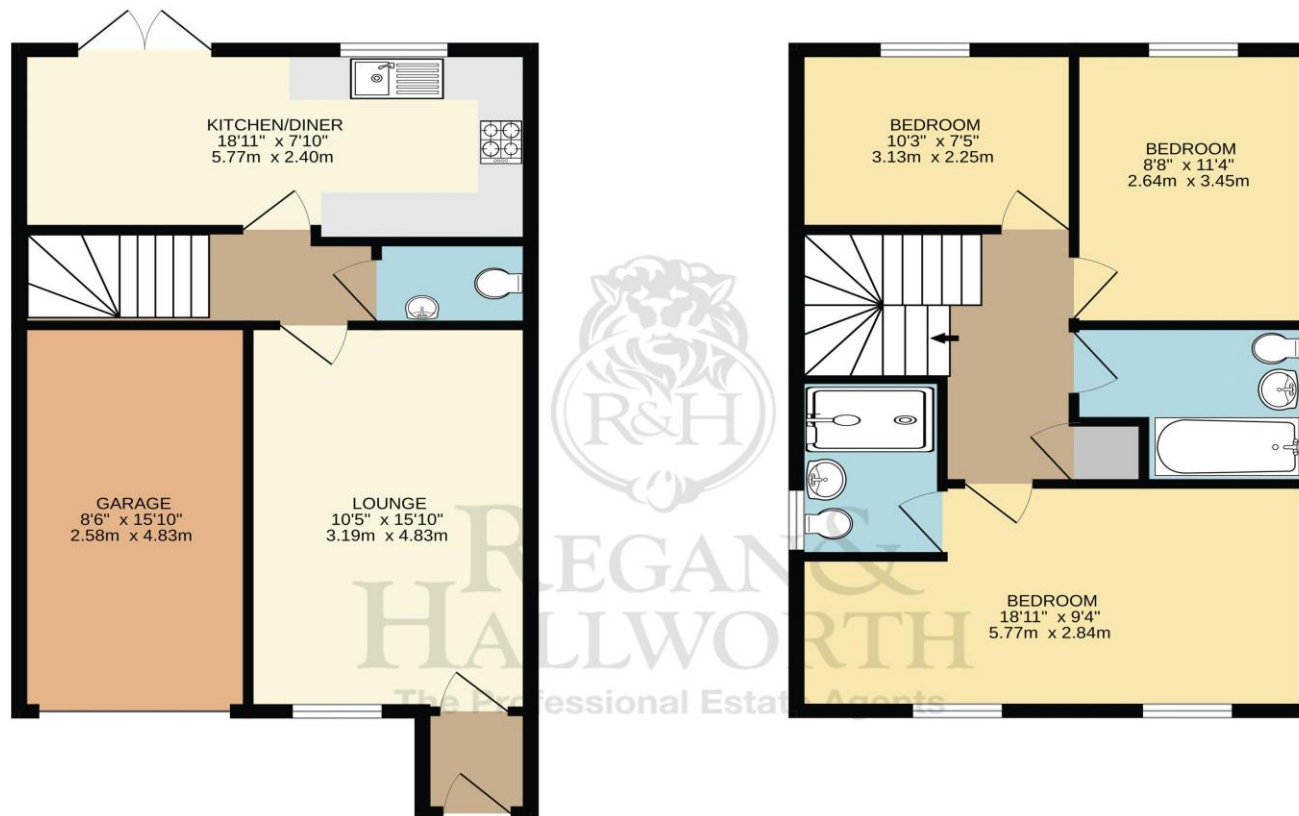
Totalling an impressive 1046 square feet of living space, (making it as large as some 4 beds in the area) the home is arranged over two floors, comprising in brief of; a porch, spacious main lounge & a stylish open plan fitted kitchen diner with French Doors leading out onto the rear garden, plus a wc / cloaks. The kitchen itself is finished with high gloss units & boasts a range of integrated appliances. Upstairs there are three good sized bedrooms (all of which are doubles) with an en-suite to the master bedroom and a modern family bathroom suite.

Externally there are gardens to the front & the rear with the rear being mainly lawned & enjoying a sunny westerly aspect & therefore lots of late summer sun. To the front there is a two car driveway and an integral garage. Viewings are highly recommended on this stunning family home. FREEHOLD. Council Tax Band D. £130 p / a maintenance cost.









TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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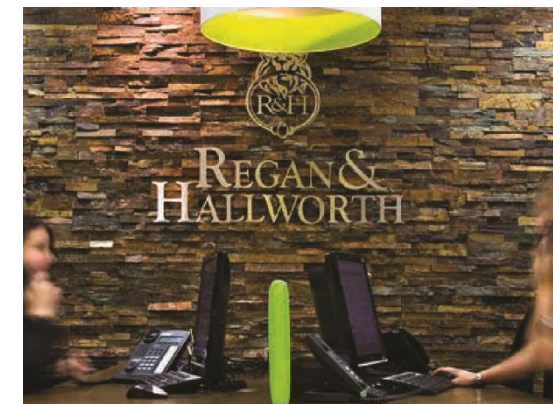
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



**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