

FOR SALE

170, Preston Road, Standish , WN6 0NP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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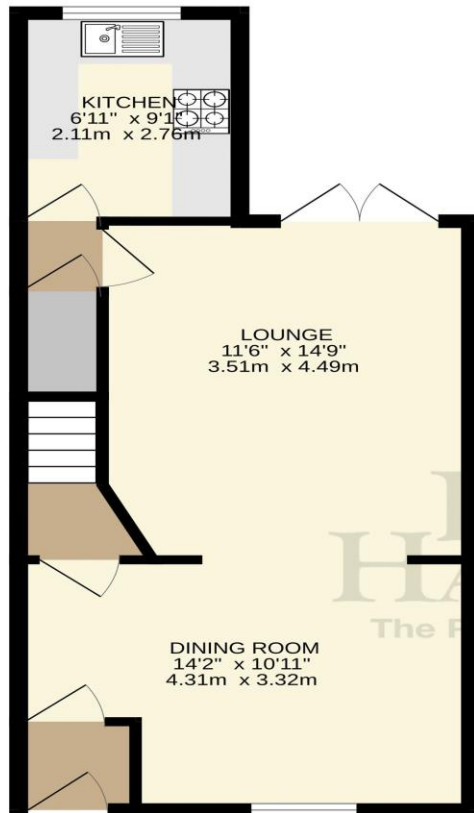
Deceptively spacious two bed garden fronted mid-terrace property located in Standish.



- Spacious garden fronted mid-terrace
- Modern fitted kitchen with cooker
- Four piece family bathroom
- NO ONWARD CHAIN
- Open plan reception rooms
- Two good sized double bedrooms
- Front and rear gardens
- 849 SQ. FT.

Now available for sale and located in the heart of Standish village is this modern, garden fronted mid-terrace home which is offered with NO ONWARD CHAIN. Preston Road has been finished to a great standard throughout offering deceptively spacious accommodation set over two floors. This excellent two bed property is situated close to all the amenities the village has to offer along with schools, public transport links and is just a short drive to the M6 motorway networks. In brief the accommodation comprises of entrance hallway, large open planned dining room to the front and then a superb formal lounge / sitting room to the rear with double doors leading out on to the gardens. Off the lounge area is an inner hallway leading to the modern fitted kitchen which offers a range of wall, base and drawer units. Up on the first floor there is a double master bedroom located to the front, second double bedroom located to the rear and then a modern fitted four-piece family bathroom comprising of wc, sink unit, bath and corner shower unit. External the property has a walled front yard style garden whilst to the rear there is a deceptively large, enclosed yard with off road parking beyond. Internal inspection is recommended to fully appreciate the deceptive size, great finish and excellent location.






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TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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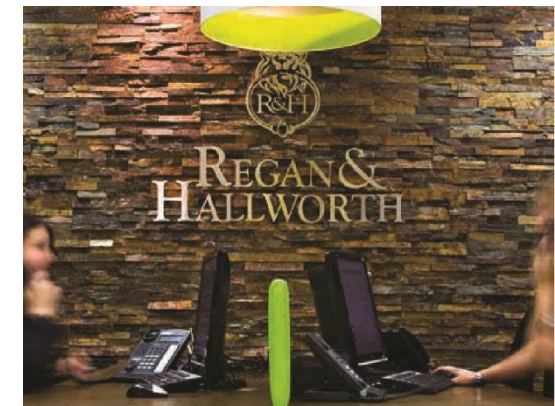
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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