

**FOR SALE**

84, Pepper Lane, Standish, WN6 0PT

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

ESTD  
1996





## 84, Pepper Lane, Standish, WN6 0PT

*Superb semi-detached starter home with wonderful open views to the rear & no chain delay.*



- Pretty 1930s semi-detached home
- Prestigious main road position
- Ideal starter home
- Available chain free
- 2 x double bedrooms
- Set back from the road
- Superb open views to the rear
- 825 SQFT

Offered to the market with the added benefit of no chain delay & enviably set back considerably from the road - this pretty, two bed semi-detached home would be perfect for any first time buyers looking for a property they can make their own. Locally the home is positioned along the highly prized Pepper Lane in Standish meaning clients can easily access the M6 motorway, plus all of Standish's shops, amenities, bars and cafes are just a short walk away.

Internally the property is bursting with potential & in brief comprises; a pretty main front lounge with feature fireplace, a rear sitting room which incorporates a dining area / extension plus a fitted kitchen & wc / cloaks. Upstairs there are two double bedrooms plus a modern principal shower room.

Externally there is a rear enclosed garden which is private & enjoys wonderful open views across farmers fields. To the front the home enjoys considerable frontage via a spacious driveway which provides ample off road parking. Early viewings are highly recommended on this excellent semi-detached home. No chain delay.









TOTAL FLOOR AREA : 825 sq.ft. (76.6 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.

Made with Metropix ©2025



rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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