

FOR SALE

345, Preston Road, Standish, WN6 0QB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



345, Preston Road, Standish, WN6 0QB

Beautifully presented end terrace home with stunning views & superb semi-rural position



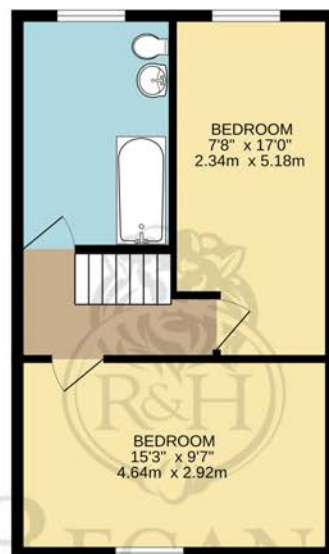
- Superb end terrace home
- Ideal starter home
- Excellent semi-rural position
- Available chain free
- 2 bedrooms / 2 reception rooms
- Close to Chorley & Standish
- Views to front & rear
- TOTAL SQFT 1154

Enviably positioned along the highly prized Preston Road in Standish & enjoying stunning views across open fields toward Rivington & Winter Hill - this superb, traditional end terrace home totals a generous 1154 square feet of beautiful, period style living space (including the loft) & early inspection is essential.

Offered to the market with the additional benefit of no chain delay, the property has benefited from a full scheme of modernisation throughout including all new Upvc windows, a new central heating system including boiler & radiators, fresh plasterwork in parts, plus full redecoration. The result is the perfect first time buyer property that in brief comprises; a hallway, lovely front lounge with feature fireplace, a large rear dining room plus a modern fitted kitchen to the rear. There are two good sized double bedrooms upstairs both with rustic original floorboards plus a large principal bathroom suite. The loft has been floored, plastered, has Velux windows & is accessed via a drop down ladder.

Externally the home boasts lovely views to the front, whilst the rear is low maintenance & walled, with an outside wc, plus store & boasts exceptional far reaching views. Locally the home is perfectly placed just on the outskirts of Standish in a more rural setting than the centre of the village. Easy access to both Chorley & Standish plus motorway links make this the perfect spot for a buyer. Viewings are highly recommended on this superb home. No chain delay.





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TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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