

FOR SALE

98, Wigan Road, Standish , WN6 0AY



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Exceptional extended four bed period semi-detached family home located in the heart of Standish.



- Exceptional extended family home
- Open plan kitchen / dining / family room
- Family bathroom / shower over bath
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception rooms
- Three double and one single bedroom
- Large gardens / driveway / garage
- 1557 SQ. FT.

This is an exciting opportunity to purchase a truly stunning and extended four bed period, bay fronted semi-detached home located in the heart of Standish. Wigan Road has been finished to an impeccably high standard throughout offering spacious and contemporary accommodation set over three floors. The property is also offered for sale with NO ONWARD CHAIN and is in a "turn-key" internal condition. Wigan Road offers excellent access to all the amenities Standish village has to offer along with Ashfield Park just across the road, schools for all ages, public transport links and is just a short drive to junction 27 of the M6 motorway network. Internally there is just over 1500 square feet of versatile accommodation which in brief comprises of entrance hallway, understairs store cupboard and access to the integral garage, large formal lounge / sitting room located to the front with bay window and then to the rear is a large, open plan kitchen / dining / family room with the kitchen offering a range of wall, base and drawer units along with breakfast bar area, two sets of double patio doors with the side ones leading out to a lovely and private seating area under a modern pergola. Up on the first floor there is a master double bedroom located to the front of the property with bay window, large second double bedroom located to the rear, good sized third bedroom and then a modern fitted family bathroom with shower over bath. Stairs from the landing lead up to a fourth large double bedroom with Velux windows and lots of storage in the eaves. Externally this impressive family home has a walled front garden which is well maintained along with large driveway leading to an integral garage. The rear garden has been tastefully landscaped and are very private and enclosed with lawn, mature plants, trees and shrubs and lovely sheltered patio area. Internal inspection is highly recommended to truly appreciate the properties size, its internal finish and amazing location.





TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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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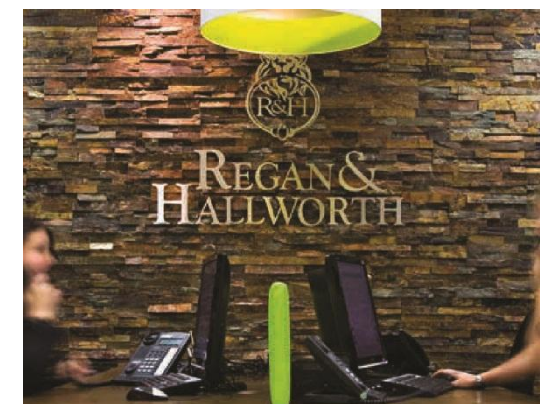
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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