

**TO LET**

332, Preston Road, Standish, WN6 0QH

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



## 332, Preston Road, Standish, WN6 0QH

*Great sized 2 bed mid-terrace property located in the heart of Standish Village*



- Spacious mid-terrace property
- Modern fitted kitchen with cooker
- Modern fitted family bathroom
- Close to village and amenities
- Two good sized reception rooms
- Two large double bedrooms
- Front and rear garden / parking
- 932 SQ. FT.

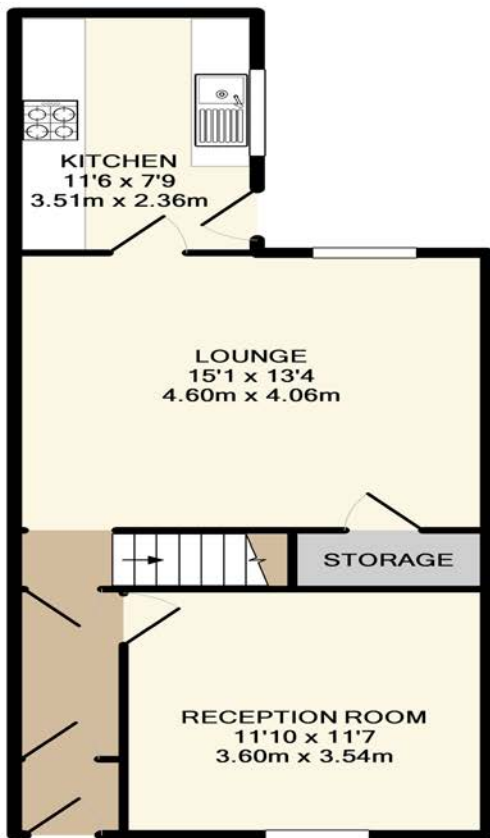
Now available to let is this fantastic two bed mid-terrace property located in the heart of Standish village. Preston Road offers easy access to the village with all its amenities, bars and restaurants along with great access to a range of schools for all ages and is just a short drive to a number of motorway links. Internally the property has kept many original features giving it lots of character and charm and offers spacious accommodation set over two floors.

On entering this garden fronted terrace you are greeted by a good sized entrance hallway, great sized lounge / sitting room located to the front of the property, separate dining room to the rear with under stair cupboard and then a modern fitted family kitchen offering a range of wall, base and drawer units along with cooker and hob. Up on the first floor there is a large double master bedroom located to the front of the property, good sized second bedroom to the rear and then a modern fitted family bathroom.

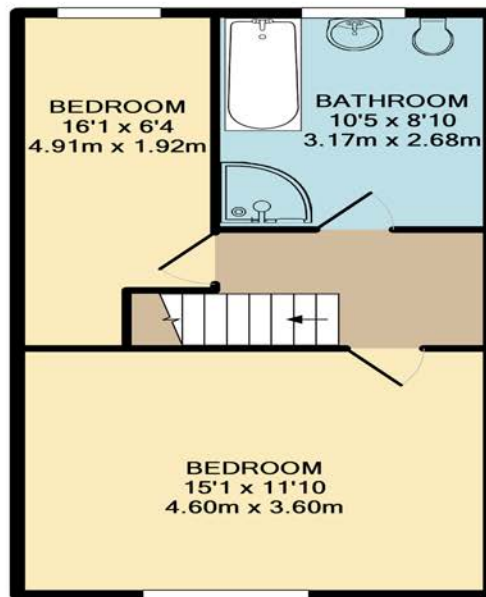
Externally there is a low maintenance garden to the front with a good-sized rear yard and parking. Internal viewings are recommended to appreciate the great location and fantastic size of this family home.







GROUND FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 421 SQ.FT.  
(39.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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

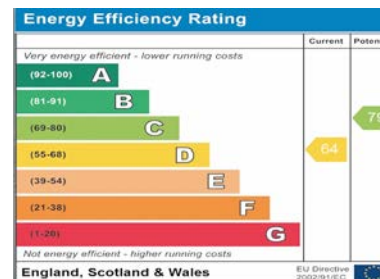
**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth



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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