



Preston Road, Standish | Wigan | WN6 0QB

EDWARD
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TO BE SOLD BY ONLINE AUCTION ON 12TH NOVEMBER 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

387 Preston Road, Standish, WN6 0QB.

Semi detached house with hall, lounge, open plan dining room with patio doors leading to the kitchen, three bedrooms and shower room. Driveway, gardens. Gas central heating and double glazing. Vacant possession. Situated on Preston Road, on the edge of Standish approximately five miles north of Wigan and just a short drive to the M6 motorway, the house enjoys a lovely rear aspect with far reaching views across farmland and toward Rivington Pike.

** VIRTUAL TOUR AVAILABLE **

Additional Information

Here are some similar properties taken from Land Registry which have sold close by that highlight the potential:

257, Preston Road, WN6 0NZ sold on 27/03/2025 for £240,000 Semi-Detached 3 beds 0.37 mi

235, Preston Road, WN6 0NZ sold on 07/02/2025 for £220,200 Semi-Detached 3 beds 0.42 mi

313, Preston Road, WN6 0QG sold on 27/09/2024 for £223,500 Semi-Detached 3 beds 0.19 mi

The location offers excellent transport links and highly regarded schooling, with Wood Fold Primary School, Langtree Hall Day Nursery, St. Wilfrid's C of E Junior & Infant School and Standish Community High School nearby. Tenant ready property rental values in the area are in the region of £1200 per month. EPC rating D. Sold as seen.

Auction consultant dealing with this property

Kate Freer

In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

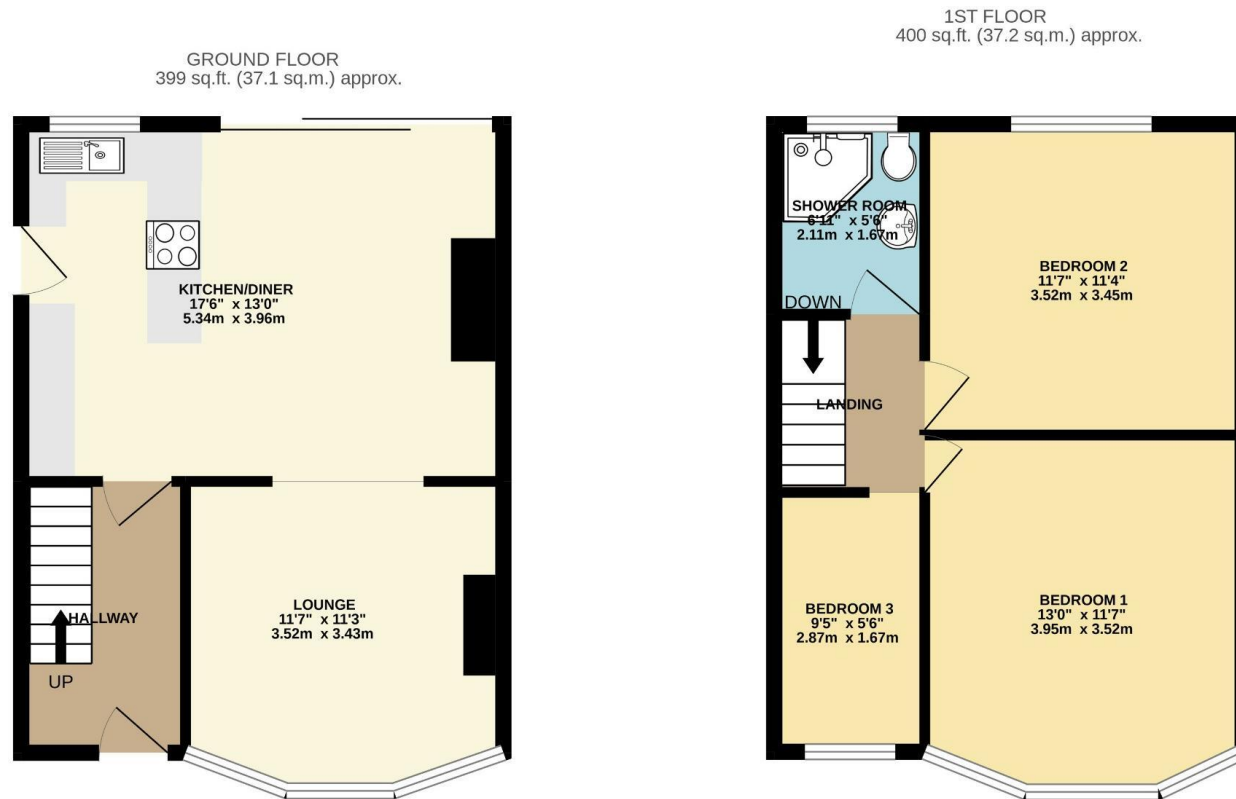
Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website www.edwardmellor.co.uk/news/online-auction-buying-guide. You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email auction@edwardmellor.co.uk



FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

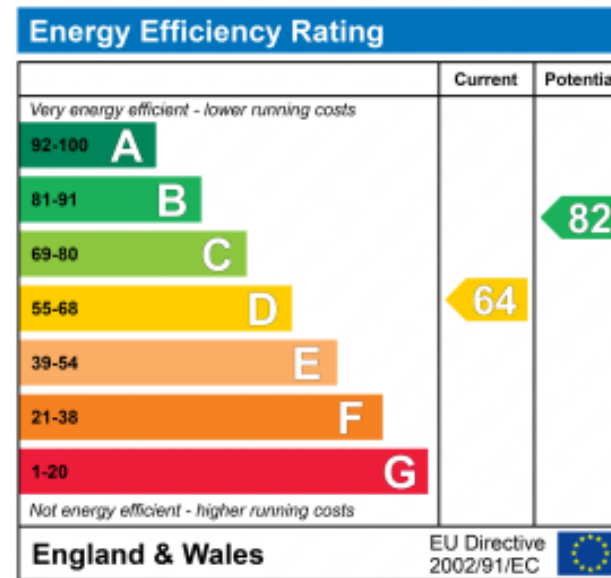
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 908 Years

EPC Rating



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