

TO LET

135, Preston Road, Standish , WN6 0NP

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



135, Preston Road, Standish , WN6 0NP

Exceptional GROUND FLOOR two bed apartment centrally located in Standish village



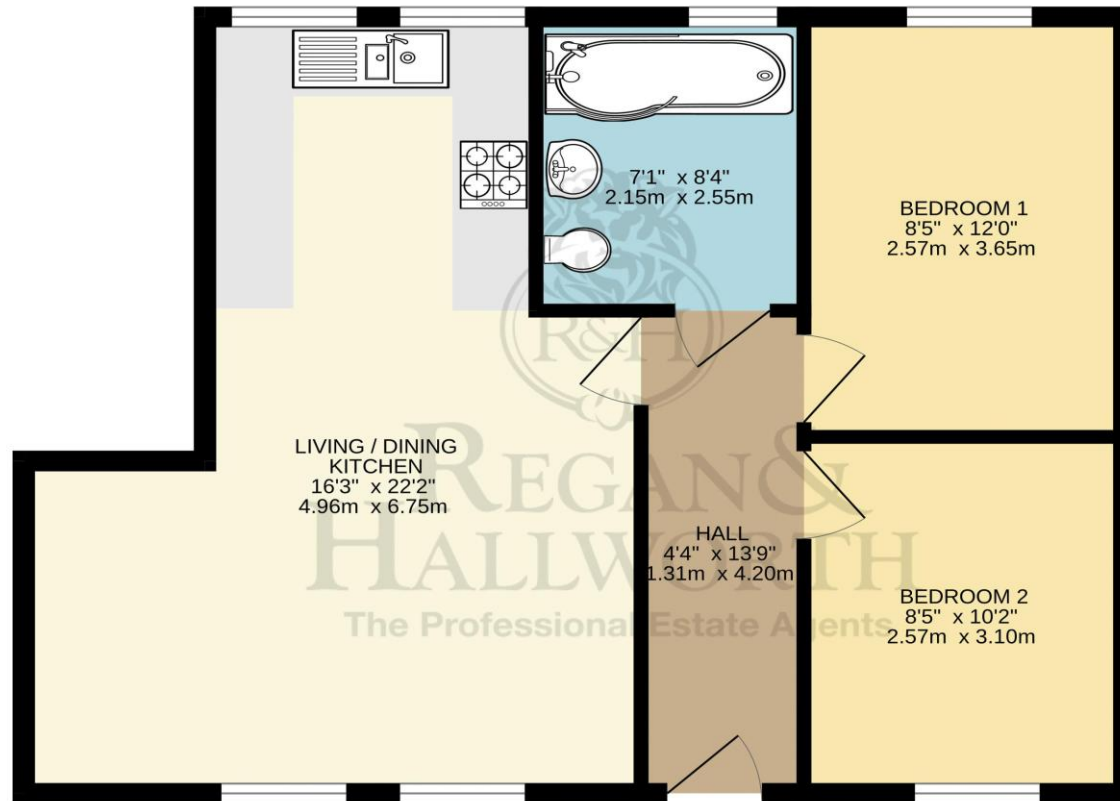
- Exceptional modern apartment
- Open plan living / dining room
- Two good sized bedrooms
- Communal gardens & off road parking
- Superb ground floor location
- Modern kitchen with appliances
- Family bathroom / shower over bath
- Private entrance & hallway

135 Preston Road is a stunning two bed GROUND FLOOR apartment is a unique modern new build property with its own private front door and hallway accessed directly off Preston Road offering easy access to all the shops, bars and restaurants the village has to offer along with superb public transport links and access to the M6 motorway network. Internally the apartment has been exceptionally finished throughout boasting spacious accommodation and stunning fixtures and fittings. The apartment has its own PRIVATE ENTRANCE and then entrance hallway. The hallway opens to give access to a large open plan lounge / dining room with modern flooring and decor. The kitchen is open planned and has an excellent range of wall, base and drawer units along with integral cooker, hob and extractor. The kitchen also benefits from having a built-in fridge freezer and dishwasher and is plumbed ready for a washing machine. There are two good sized double bedrooms and a stunning family bathroom with wc, sink unit and bath with shower over. The apartment also has double glazed windows and doors along with gas central heating powered by a combi-boiler. Externally there are communal gardens, off road allocated parking, secure bike store and bin storage area. Internal inspection is highly recommended to fully appreciate the apartments deceptive size, outstanding finish, and excellent location.



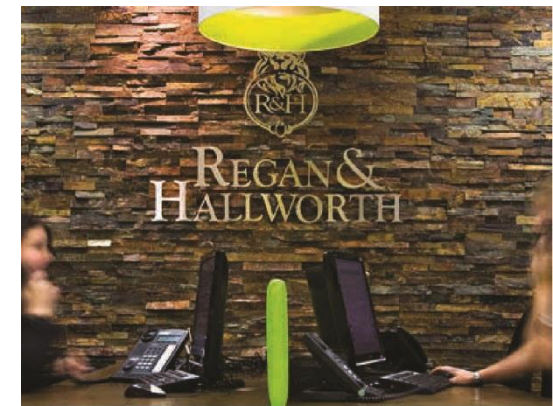


GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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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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