

FOR SALE

54, Lady Fern Field, Standish , WN6 0ZQ

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

 ESTD
1996



54, Lady Fern Field, Standish , WN6 0ZQ

Spacious two bed ground floor apartment located on a modern development in Standish.



- Modern ground floor apartment
- Well equipped fitted kitchen
- Bathroom / shower over bath
- 50% Shared ownership scheme
- Open plan living environment
- Two great sized bedrooms
- Two allocated parking bays
- 586 SQ. FT.

Now available for sale is this fantastic modern two-bedroom ground floor apartment is ideal for first-time buyers or anyone seeking a bungalow-style alternative in the area. Available on a 50% shared ownership basis (FULL MARKET VALUE £140,000), the home offers an affordable route onto the property ladder without compromising on quality, space or lifestyle. Located in the popular Almond Brook area of Standish, Lady Fern Field enjoys easy access to the village's amenities, public transport links and the M6 motorway network. The accommodation includes a private entrance door and hallway, three good-sized storage cupboards, and a contemporary open-plan living, dining and kitchen area with a range of wall, base and drawer units plus integrated appliances. There is also a spacious main double bedroom, a second smaller double bedroom and a family bathroom with W/C, wash basin and bath with shower over. Externally, the property benefits from two allocated parking bays and two visitor parking spaces. Internal viewing is highly recommended to fully appreciate the property's generous size, excellent finish and superb location. This property is available through the Shared Ownership Scheme and is subject to the scheme's restrictions. For further information or to discuss eligibility, please contact our Standish office on 01257 473727.







TOTAL FLOOR AREA : 586 sq.ft. (54.4 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.
Made with Metropix ©2026



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555

wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 0HL
01257 473727

standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644

parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com