

FOR SALE

13, Platt Lane, Standish, WN1 2XF



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Beautiful cottage-style terrace offering immaculate presentation & wonderful views.



- Stunning cottage-style terrace
- Lovely presentation throughout
- Peaceful semi-rural setting
- No chain delay
- 2 bedrooms / 2 reception rooms
- Ideal for first time buyers
- Wonderful open views
- 845 SQFT

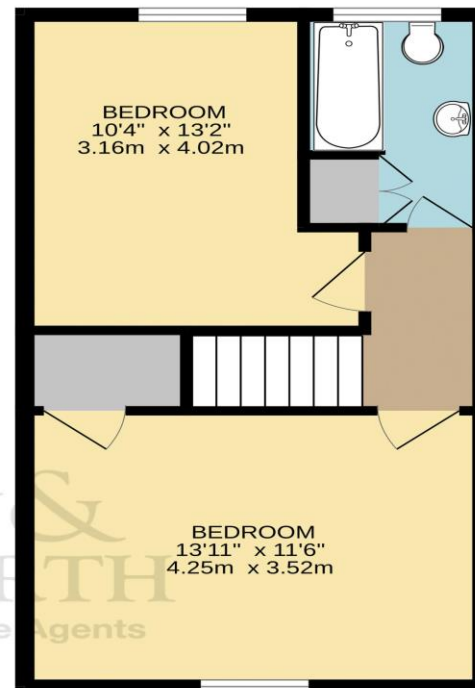
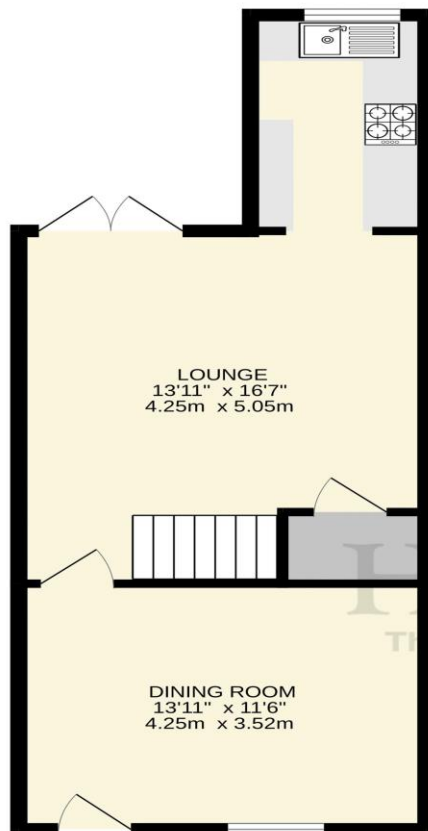
Enviably positioned along the highly prized Platt Lane on the outskirts of Standish and enjoying stunning views across open fields to both the front and the rear — this superb, cottage-style mid-terrace home totals a generous 845 square feet of beautiful living space and early inspection is essential. Offered to the market with the additional benefit of no chain delay, the property has benefited from a range of notable improvements over recent years both inside and out, resulting in the perfect first-time buyer property. Over the years our clients have changed the windows, redecorated throughout, changed floorings, and even added a new roof on both the main house and the rear extension.

The result is a stunning home that in brief comprises: a lovely front dining room with a large rear sitting room that boasts a stunning feature fireplace with log burner, plus the modern fitted kitchen extension to the rear. There are two good-sized double bedrooms upstairs plus a large contemporary principal bathroom suite. The loft has been boarded and floored, and is accessed via a drop-down ladder,

Externally, the home boasts lovely views to the front, whilst the rear has been fully landscaped just last year and is finished with a quality Indian Stone patio area for sitting out and enjoying the sunny south-facing aspect and the exceptional far-reaching views. Locally, the home is perfectly placed just on the outskirts of Standish in a more rural setting than the centre of the village. Easy access to both Chorley and Standish plus motorway links make this the perfect spot for a buyer. Viewings are highly recommended on this superb home. No chain delay.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 845 sq.ft. (78.5 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 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.



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