

FOR SALE

232, Preston Road, Standish, WN6 0NU

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

 ESTD 1996



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Stunning, fully renovated mid terrace ideal for any first time buyers

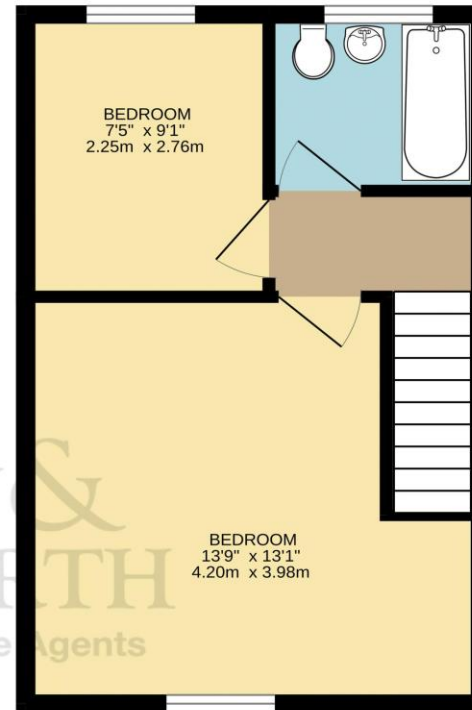
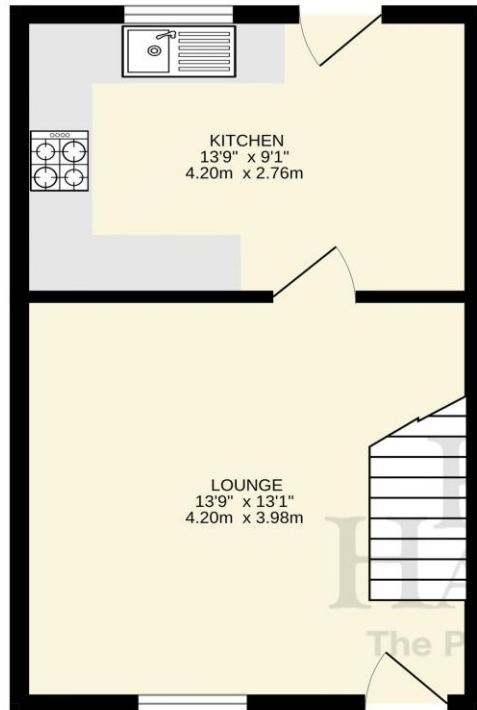


- Stunning mid terrace cottage
- Impeccably presented throughout
- Elegant internal finish
- 610 SQFT
- 2 bedrooms / 1 reception room
- Ideal starter home
- Close to centre of the village

This STUNNINGLY PRESENTED mid terrace cottage has been FULLY RENOVATED throughout and would be ideal for a wide range of clients, from any young first time buyers looking to get onto the property ladder, to any investors seeking an easy to rent addition to their portfolio. In brief the home comprises; an elegant front lounge, smart upgraded fitted kitchen with external access, two beautiful bedrooms upstairs plus a smart principal bathroom suite. Externally, the property faces west & therefore enjoys lots of afternoon sun. The home enviably rests a short stroll from the very centre of the village & therefore close to its bars, pubs, cafes and shops, plus is within the catchment for all its schools and within easy reach of the M6 motorway. EARLY VIEWINGS ARE ESSENTIAL.







TOTAL FLOOR AREA : 610 sq.ft. (56.6 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.



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



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com