

FOR SALE

55, Range Drive, Standish, WN6 0GU



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Stunning family home with luxury landscaped garden & smart garden room.



- Impeccably presented family home
- Sleek, modern interiors
- Envious corner position
- High spec garden room
- 4 bedrooms / 2 reception rooms
- Highly prized development
- Luxury, overhauled garden
- 1423 SQFT

Enviably located on the highly prized Range Drive in what is comfortably the best spot on this smart, contemporary development - this stunning, executive detached family home rests in an enviable private corner plot position & also occupies a particularly generous overall plot with a sunny, south facing aspect.

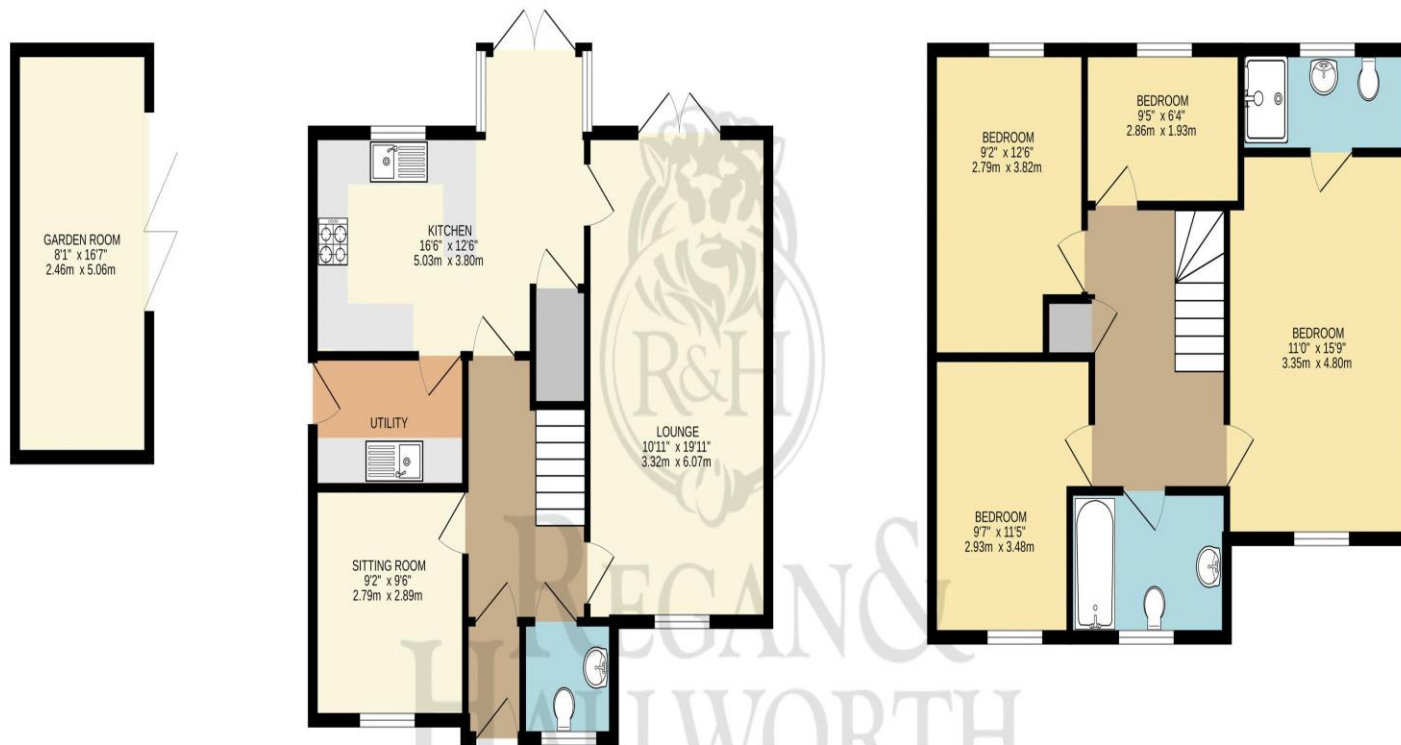
Internally our clients have improved the home throughout, creating a high quality, elegant living space that is ready for buyers to simply move in and start unpacking. The property is set across two floors and totals 1423 square feet of sleek living space that in brief comprises; a main entrance hallway with wc / cloaks & home office / playroom, a stunning main lounge with feature media wall & French Doors that lead out onto the garden, a sleek fitted kitchen diner with spot lighting, breakfast bar & a range of integrated appliances. Beyond the kitchen is a useful utility room. Upstairs, there are four impeccably presented bedrooms, there is an en-suite plus fitted units to the master bed & a contemporary principal bathroom suite.

Externally, the aspect, plot and setting here are superb - the rear garden has been professionally landscaped and is finished with a mix of porcelain flagging, composite decked patio area, synthetic lawn & stylish glass balustrade, plus because of the south facing aspect, the garden enjoys lots of afternoon summer sun. The garden is particularly spacious to the side too and because of the corner position there is also a private front garden. Our clients have also cleverly converted the garage too, creating a superb multi-purpose space with bi-folding doors that could be utilised for a number of uses including home office / gym or possibly a treatment room. There are extensive driveways which provide ample off road parking for a number of vehicles.

Locally, the home is within the catchment area for Standish's acclaimed schools, plus is walking distance to the centre of the village & its numerous shops, amenities & bars. There are also a number of pretty trails and walks just on the property's doorstep. Early viewings are highly recommended.







The Professional Estate Agents

TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

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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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