

FOR SALE

281, Preston Road, Standish, WN6 0NZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



281, Preston Road, Standish, WN6 0NZ

Smart 3 storey semi-detached home totalling 1066 SQFT of living space.



- Smart 3 storey semi-detached
- Ideal starter home / young family
- Superior master suite with en-suite
- Viewings essential
- 3 double bedrooms / 1 reception room
- Generous amount of living space
- Popular main road position
- 1066 SQFT

Prominently positioned along the popular Preston Road & forming part of the Old Langtree Gardens Development in Standish - this smart, three storey semi-detached family home would be the ideal purchase for any young professional couples or first time buyers seeking genuine value for money in today's busy market.

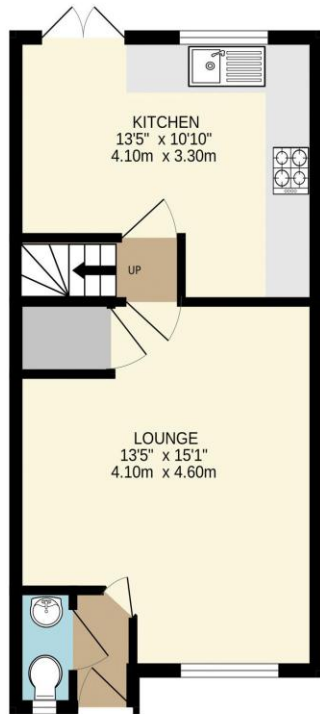
Internally, the property boasts high quality interiors that total a generous 1066 square feet making the overall size more comparable to a 4 bed detached home & internal inspection will reveal; a hallway, ground floor wc / cloaks, main front lounge & contemporary fitted dining kitchen with low spot lighting and integrated appliances, plus French Doors that lead out onto the rear garden. Upstairs the first floor provides two double bedrooms and a modern principal bathroom suite & enjoys far reaching open aspect views toward Rivington Pike & Winter Hill in the distance, whilst to the second floor is a stunning master bedroom with large en-suite.

Externally, the rear garden is mainly lawned and has a small patio area for sitting out. To the front is a driveway with off road parking. The property is located within the catchment for the village's acclaimed schools, a short walk from the centre itself, plus the M6 is just a short drive away. Early inspection is essential on this fantastic home.

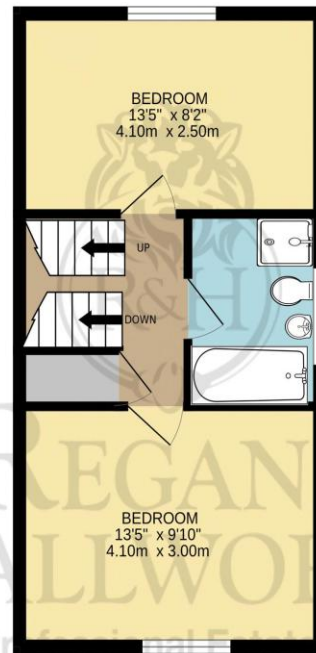




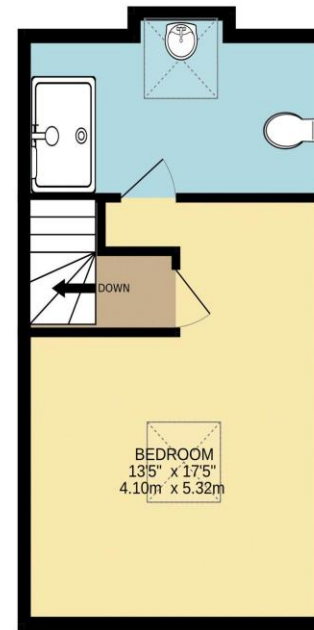
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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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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