

79, Preston Road, Standish, WN6 0JH

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

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1996



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Spacious two bed mid-terrace property located in the heart of Standish village.

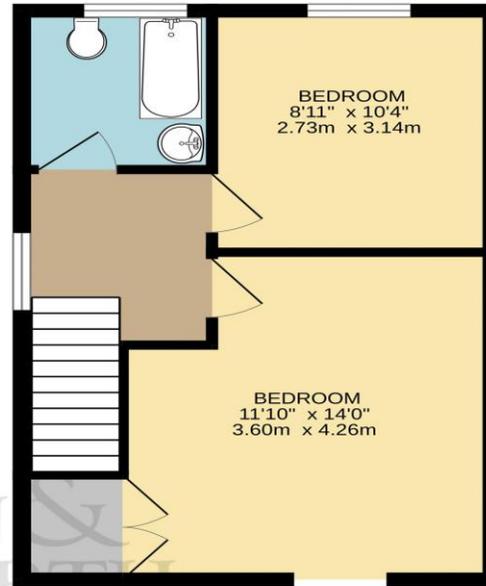
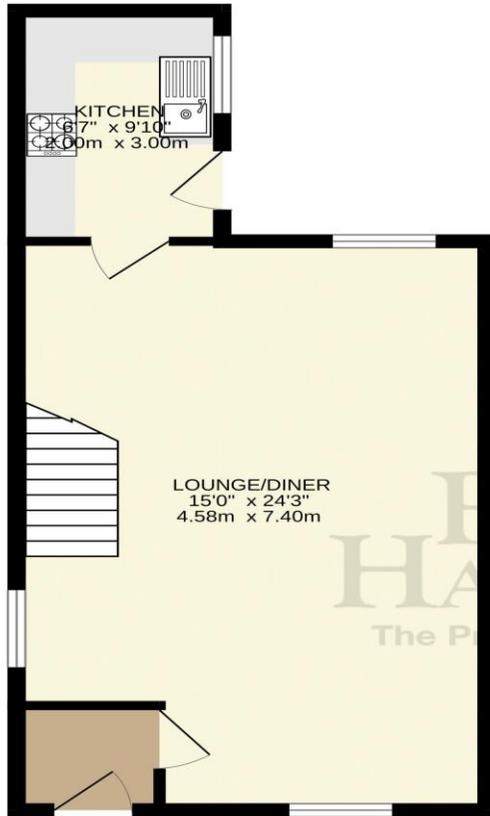


- Spacious two bed end-terrace home
- Fitted kitchen with cooker
- Bathroom / shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized open plan reception room
- Two good sized double bedrooms
- Secure rear yard
- 795 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this superb end terrace home. The property is located in the ever-popular village of Standish offering easy access into the village centre with all its shops, bars and restaurants along with outstanding schools for all ages, public transport links and is just a short drive to several major motorway networks. Internally the accommodation is set over two floors and briefly comprises of entrance hallway, large open plan lounge / dining room and then a fitted kitchen to the rear offering a range of wall, base and drawer units along with cooker and hob. Up on the first floor there is access to a large master double bedroom located to the front of the property, second double bedroom located to the rear and then a family bathroom comprising of wc, sink unit and bath with shower over. Externally there is on street parking to the front whilst to the rear there is an enclosed yard. Internal inspection is highly recommended to truly appreciate the properties size and excellent location.





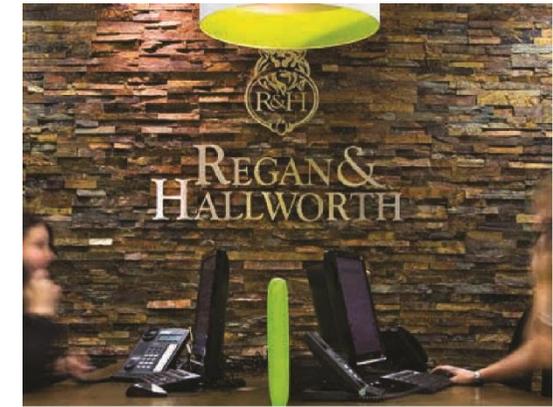


TOTAL FLOOR AREA : 795 sq.ft. (73.8 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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