

FOR SALE

3, Devon Drive, Standish, WN1 2TG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Devon Drive, Standish, WN1 2TG

Extended 4 bed family living in a prime Standish setting with stunning south facing landscaped gardens



- Extended four-bedroom family home
- Block paved driveway & large garage
- Composite decking & patio seating areas
- Utility & Ground floor WC
- Close to schools, countryside & amenities
- Superb south facing landscaped garden
- Stylish kitchen diner & bathrooms
- 1177 SQ.FT. / Freehold

Tucked away just off Chorley Road in one of Standish's most desirable residential settings, this beautifully presented four-bedroom home offers an exceptional blend of space, style and lifestyle appeal. Significantly enhanced by a substantial two-storey side extension, the property now delivers impressively proportioned accommodation perfectly suited to modern family life, whilst still retaining excellent practicality with extensive storage, a large integral garage and additional garden sheds.

Internally, the home is presented to a superb standard throughout, featuring a sleek contemporary kitchen diner designed very much as the social heart of the house, alongside stylishly appointed bathrooms including a modern ensuite to the principal bedroom. The extended layout provides excellent versatility for growing families, complemented by a ground floor utility, WC and bright, well-balanced living spaces offering a real sense of comfort throughout.

Externally, the property truly excels. An attractive frontage together with a block paved driveway provides ample off-road parking and excellent kerb appeal, whilst the recently landscaped south facing rear garden has been thoughtfully designed for outdoor entertaining and low-maintenance enjoyment, featuring a stunning composite decked terrace, artificial lawn and additional paved seating areas that combine to create a superb outside living environment ideal for summer gatherings and family relaxation alike.

The location is equally impressive, positioned close to highly regarded schools, excellent village amenities, independent bars, restaurants and shops within Standish, whilst also offering easy access to some of the area's most scenic countryside walks including Worthington Lakes, the Leeds-Liverpool Canal and Haigh Woodland Park – perfect for buyers seeking a balance between village convenience and outdoor lifestyle living.







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TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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