

FOR SALE

Apt 6, 155, Preston Road, Standish , WN6 0PA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Apt 6, 155, Preston Road, Standish , WN6 0PA

Exclusive two bed penthouse apartment located in the heart of Standish village.



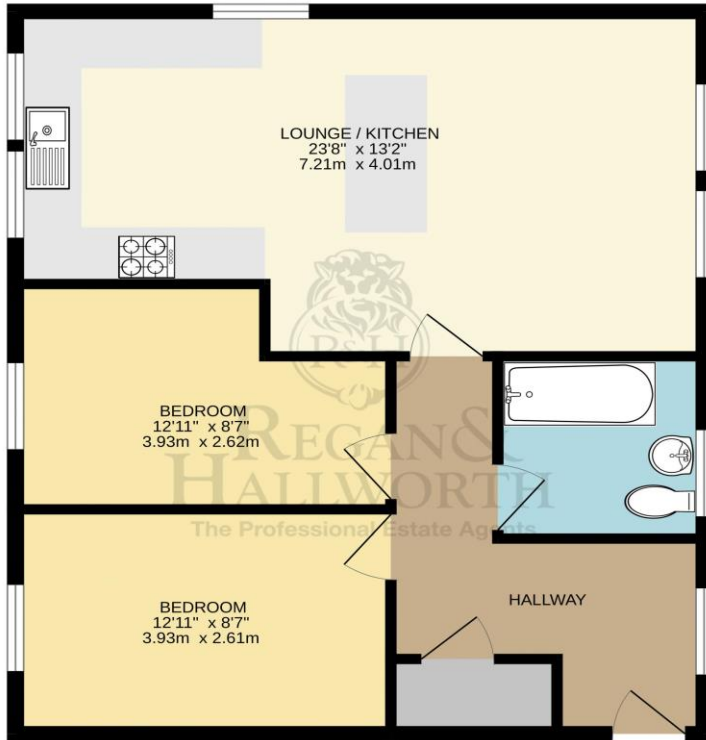
- Top floor penthouse apartment
- Two large double bedrooms
- Spacious open plan living / dining
- Close to amenities and motorways
- Extremely high spec fixtures / fittings
- Modern family bathroom / shower over
- Fully fitted kitchen with appliances
- 657 SQ. FT. / No chain delay

Located in a new modern development of exclusive apartments in the heart of the popular village Standish sits this IMPRESSIVE, top floor PENTHOUSE apartment. The apartments are situated along Preston Road offering easy walking distance into the village centre which offers a range of trendy bars, restaurants and coffee shops. There is an Aldi and Lidl on the doorstep along with a newsagent, bus stop and is only a short drive to junction 27 of the M6 motorway network. This outstanding penthouse apartment has been finished to an exceptionally high standard throughout along with lots of contemporary extras. Access to the apartment is to the rear off Preston Road, the communal allocated parking area is surrounded by well-maintained gardens along with bin and bike store. The apartments are then accessed through a secure phone entry system, then stairs leading up to the top floor. When you enter the apartment, you are greeted by a spacious and modern entrance hallway with area for a desk and then a good-sized store cupboard. There are two large double bedrooms one of which has been kitted out into a smart walk in wardrobe with shoe storage and office space. The modern family bathroom is located off the entrance hallway and comprises of wc, sink unit, LED touch lit mirror and bath with shower over. At the far end of the entrance hallway is the large open plan lounge / dining / kitchen. The room has been set up with defined areas with a lounge and top spec media wall with LED lighting, large central island breakfast bar with feature LED lighting, views out of the window towards Rivington and then a modern fitted kitchen boasting a range of wall, base and drawer units along with cooker, hob, extractor, washer, dishwasher and fridge freezer. This stunning apartment also has the benefit from double glazing and gas central heating. Preston Road would make an ideal home for the professional single / couple who want to be close to all the amenities the village has to offer, viewings are recommended to truly appreciate the deceptive size, outstanding finish and superb location. No chain delay.





SECOND FLOOR



TOTAL FLOOR AREA : 657sq.ft. (61.0 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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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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