

14, Brookside Road, Standish, WN1 2TZ



## 14, Brookside Road, Standish, WN1 2TZ

*A charming semi-detached bungalow located in one of Standish's most desirable residential cottinos*



- Prime semi-rural residential location
- Modern kitchen diner
- South facing & not overlooked to rear
- Ample off road parking & garage
- Spacious 2 bed true bungalow
- Generous low maintenance gardens
- New roof / GCH/ Full double glazing
- 812 SQ.FT.

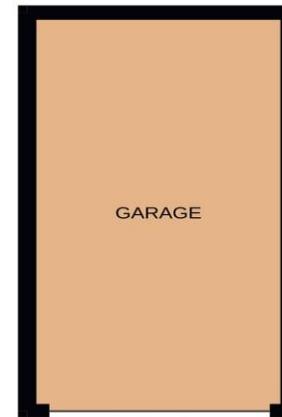
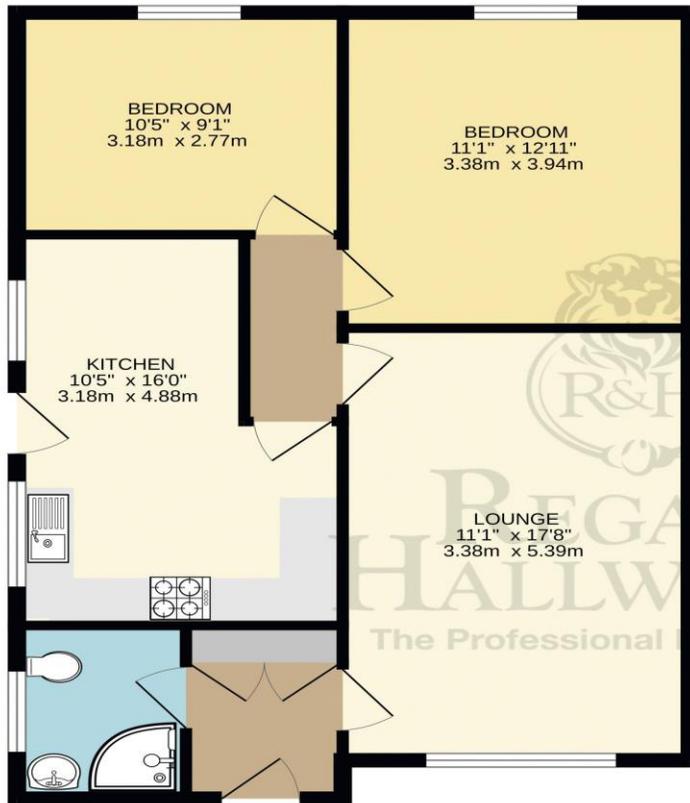
Brookside Road is a charming and well-established residential cul-de-sac, ideally positioned just outside Standish village - close enough for convenience yet comfortably removed from the traffic. This peaceful setting is home to an attractive mix of bungalows and family homes, many thoughtfully extended and enhanced over the years, creating a friendly and settled community atmosphere. Within easy walking distance of Haigh Plantations, the Leeds-Liverpool Canal and Worthington Lakes, the location is ideal for those seeking tranquil, semi-rural surroundings with everyday amenities close at hand. The property is perfectly suited to buyers looking for single-storey living within private gardens, yet it also offers excellent potential. With generous scope to extend and a substantial loft space, it would equally appeal to those wanting a project or a family aiming to transform a bungalow into a larger long-term home. Offered with no upward chain, the property provides an exciting opportunity for a purchaser to modernise to their own taste.

The accommodation has been well cared for and benefits from a number of key upgrades, including a recently replaced roof, an energy-efficient boiler and low-maintenance uPVC double glazing. Originally designed as a three-bedroom home, the layout has been cleverly reconfigured to create a spacious kitchen with dining area. A welcoming hallway leads through to a comfortable lounge, a modern principal shower room and two well-proportioned double bedrooms positioned to the rear, with the main bedroom enjoying fitted wardrobes and useful storage.

Externally, the home continues to impress, offering private, low-maintenance gardens to both the front and rear. The rear garden enjoys a sunny southerly aspect and is not directly overlooked. A generous driveway provides ample off-road parking and leads to a detached garage. Available with no chain delay, this attractive true bungalow represents a rare opportunity to secure a home in one of Standish's most desirable residential settings.





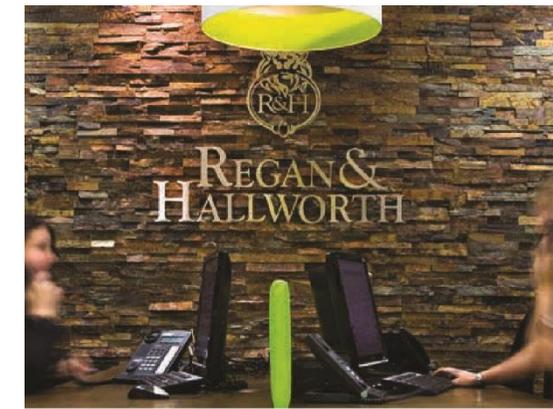


TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.

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.  
Made with Metropix ©2026



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.



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)