



## 46-48, Preston Road, Standish, WN6 0HS

*Upper floor apartment with potential to be split into two separate flats. CASH ONLY.*



- Upper floor apartment
- Potential to be split into 2 flats
- Upper section of building only
- Rental potential of £15/1600 PCM
- Requires full renovation
- Prominent main road position
- Available chain free
- 1133 SQFT

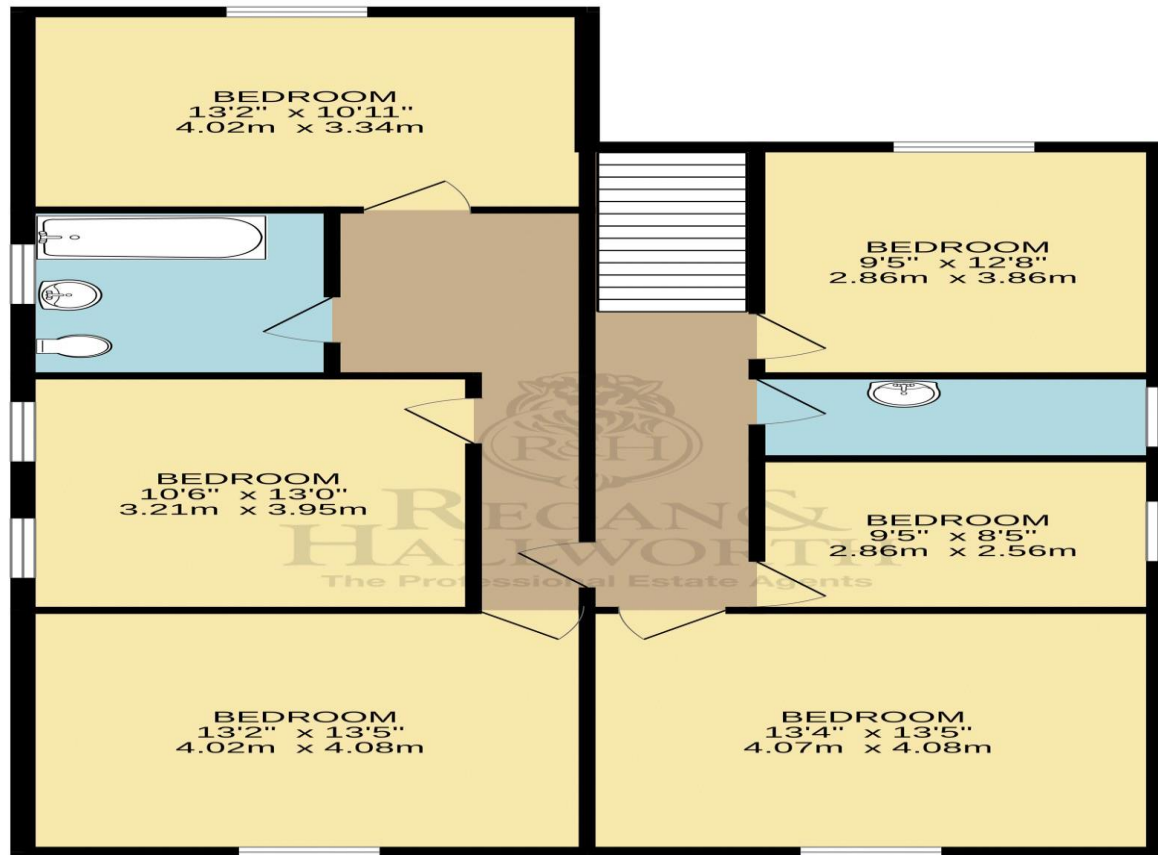
Prominently positioned along Preston Road in the centre of the bustling village of Standish and available with the added benefit of no chain delay - this UPPER FLOOR APARTMENT ONLY boasts considerable potential to be split into a pair of 2 bed apartments that once complete would generate a total yield of around £1600+PCM.

Accessed at the rear of a business which is run from the ground floor, the upstairs extends to a generous 1133 square feet of space & requires complete renovation and remodelling to create the two apartments. Any investors seeking a project coupled with a long term let should take a much closer look at this opportunity.

The property rests walking distance to all of Standish's various bars, restaurants, shops and doctors surgery plus is just a short drive from the M6 motorway. Available with no chain delay, early viewings are essential. CASH OFFERS ONLY.







**TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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.



**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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

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