

FOR SALE

Apt 5, 155 Preston Road, Standish, WN6 0PA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Apt 5, 155 Preston Road, Standish, WN6 0PA

Outstanding two bed modern upper floor apartment located in the heart of Standish.



- Modern upper floor apartment
- Modern fitted kitchen with appliances
- Family bathroom with shower over bath
- Close to village and amenities
- Outstanding open plan reception
- Two great sized double bedrooms
- Communal gardens / allocated parking
- 632 SQ. FT.

Now available for sale and located in the heart of Standish village is this impressive two-bedroom apartment. Preston Road has been finished to an exceptional standard throughout, making this an ideal turnkey property for a first-time buyer. The apartment is within easy walking distance of all the bars, restaurants, shops, and amenities the village has to offer, as well as local schools and public transport links. It also offers excellent access to Junction 27 of the M6 motorway network.

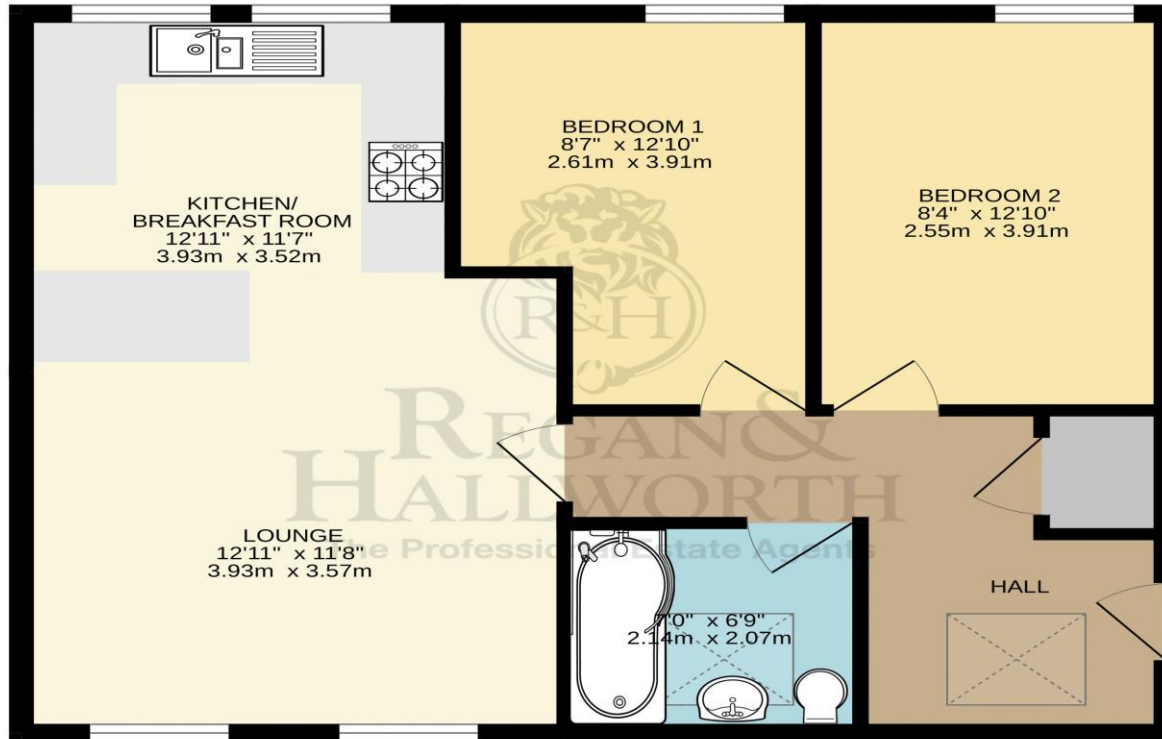
This outstanding upper-floor apartment briefly comprises a secure communal entry system and a smart, spacious communal entrance hallway with stairs leading up to the property. On entering the apartment, you are greeted by a welcoming entrance hallway that includes a dedicated space for a home office, complete with a Velux window above. The accommodation features two excellent-sized double bedrooms and a modern bathroom comprising a WC, sink unit, and a bath with a shower over. A door from the hallway leads into a spectacular open-plan space housing the living, dining, and kitchen areas. The lounge is bright and modern, with two large windows allowing an abundance of natural light to flow in while offering stunning views towards Rivington. The kitchen area is well-equipped with a range of wall, base, and drawer units and integrated appliances, complemented by a large breakfast bar that comfortably seats at least six people.

Externally, the property benefits from well-maintained communal gardens to the front and rear, a bin store, and allocated off-road parking in the rear courtyard. Further benefits include double glazing and gas central heating throughout. Internal inspection is highly recommended to fully appreciate the property's deceptive size, excellent condition, and outstanding location.





632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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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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