

TO LET

Plot 5, Preston Road, Standish, WN6 0HS



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Superb new build three bed town house located in the heart of Standish village.



- New build town house
- Open plan kitchen / dining room
- Modern fitted family bathroom
- Walking distance to village
- Superb sized reception rooms
- Three good sized bedrooms
- Rear garden and parking
- 734 SQ. FT.

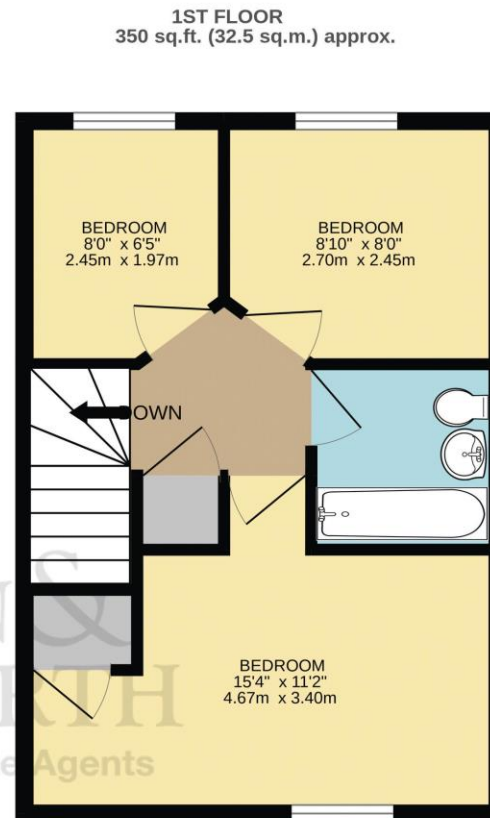
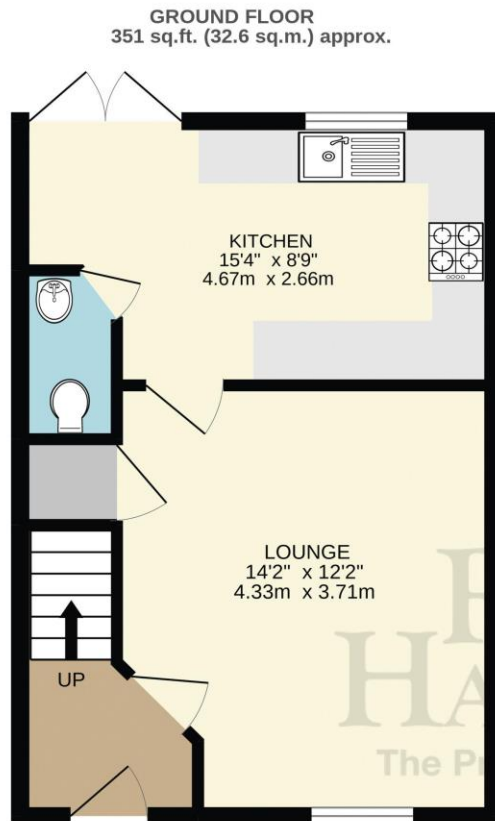
Now available to LET and located in the heart of Standish village is this amazing NEW BUILD family home. Preston Road is situated within close reach of all the amenities the village has to offer along with schools, bus links and is just a short drive to several major motorway networks.

The property is part of a small development of only three properties all similar in size and all boasting high spec fixtures and fittings. In brief the accommodation comprises of entrance hallway, large lounge/ sitting room, cloak room wc and then a modern open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units along with appliances. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom, second smaller double bedroom, third great sized single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

Externally the property has off road parking to the front whilst to the rear there is a spacious enclosed and private yard. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and outstanding location.







TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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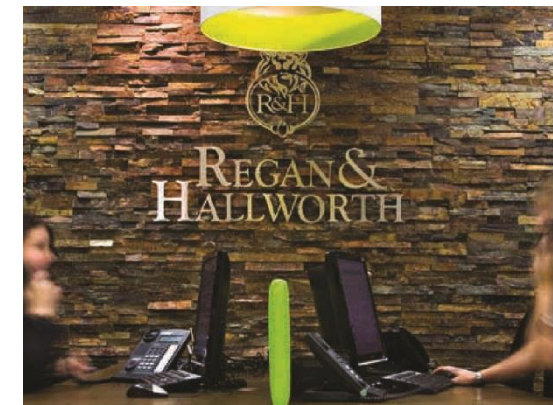
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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