

FOR SALE

27, Foxtail Meadow, Standish, WN6 0ZJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



27, Foxtail Meadow, Standish, WN6 0ZJ

Stunning 3 storey semi-detached family home offering 1063 SQFT of living space



- Stunning 3 storey home
- Beautifully presented throughout
- Elegant master suite with fitted units
- Larger than average garden / plot
- 4 bedrooms / 1 reception room
- Quiet modern development
- Perfect family home
- 1063 SQFT

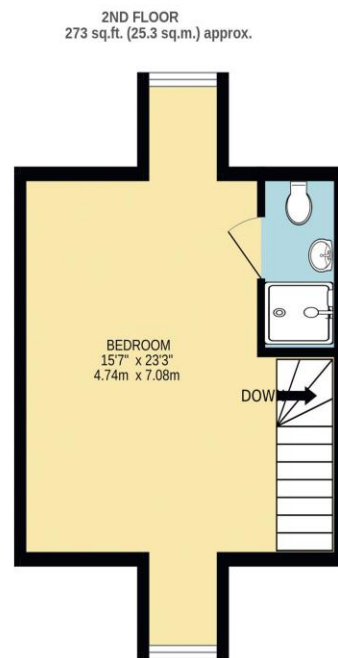
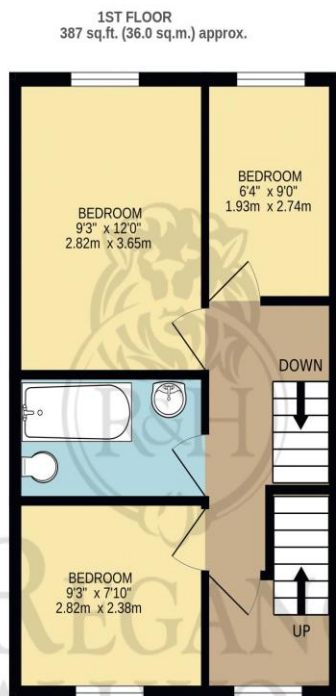
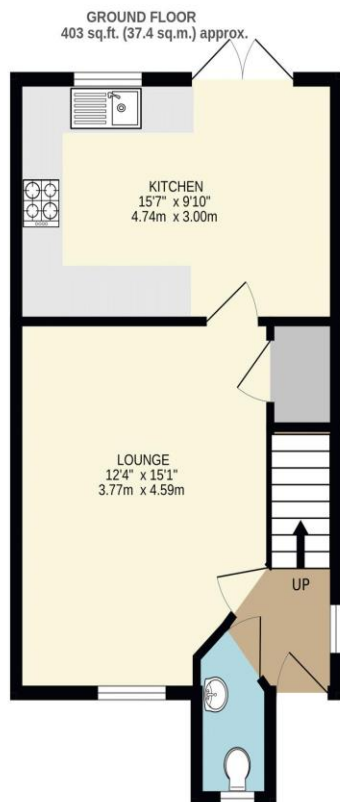
Enviably positioned in a quiet, private little setting & brimming with instant kerb appeal - this stunning & particularly spacious semi-detached 4 bed home boasts light, contemporary interiors that are set across 3 floors & total a generous 1063 square feet of living space. Located on a smart new development in the highly prized village of Standish, the property sits a short walk from the village centre & its numerous new bars, cafes and pubs, whilst the M6 motorway is a short drive away. Boasting one of the best plots for this particular style of house, the home actually benefits from a much wider rear garden than similarly priced properties, plus enjoys a sunny, south facing aspect too.

The property internally is generously proportioned & has been impeccably maintained throughout, comprising in brief of; an hallway, wc / cloaks, main front lounge and a stunning open plan kitchen diner with a range of integrated appliances & French Doors that open out onto the garden. To the first floor, the home provides three bedrooms, plus an immaculate bathroom suite, whilst to the top floor is a superior master bedroom with stunning built in furniture & modern en-suite.

Externally, the home sits on a private plot with a driveway to the side providing ample off road parking. The rear garden opens up considerably plus is mature, private and enjoys a sunny, south facing aspect & therefore sun all day. Viewings are highly recommended on this stunning family home.







TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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