FOR SALE

80, Fairway, Standish, WN6 0UY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



80, Fairway, Standish, WN6 0UY

Unique four bed, three storey, detached home with gardens, driveway and detached garage.



- Individual detached home
- Ensuite to master bedroom
- Spacious kitchen diner
- Corner plot with detached garage
- Four double bedrooms
- Sunny south facing lounge
- Utility room & ground floor WC
- 1,307 SQ.FT.

A unique and deceptively spacious four-bedroom detached family home, ideally positioned in the heart of highly sought-after Standish, offering versatile accommodation, contemporary living and the added benefit of a recently completed loft conversion, all occupying an attractive corner plot with private gardens, driveway parking and a detached garage. Occupying an attractive corner plot in the heart of highly sought-after Standish, this individual detached home offers a fantastic combination of location, space and versatility, making it an ideal choice for families looking for a property that offers just that little bit more. Originally built by Persimmon Homes as a three-bedroom detached property and purchased by the current owners in 2021, the house has since been enhanced with a professionally constructed Velux-style loft conversion, completed in November 2024. This impressive addition has created approximately 220 sq ft of extra accommodation and transformed the property into a genuine four-bedroom family home. One of the standout features is that all four bedrooms are comfortably large enough to accommodate double beds, something that is increasingly difficult to find in properties of this type. It also features a bright south facing lounge, spacious kitchen diner that opens onto the main garden and a separate utility room downstairs. With total accommodation extending to just over 1,300 sq ft, there is plenty of room for growing families, visiting relatives or those needing additional space to work from home. Externally, the property enjoys an appealing corner position with private gardens extending to the side, providing a good degree of privacy and outdoor space. There is also a driveway offering valuable off-road parking together with a detached garage, adding further practicality. Ideally positioned within walking distance of Standish village and its excellent selection of shops, restaurants, bars and everyday amenities, this is a home that combines a convenient village lifestyle with surprisingly generous accommodation. A distinctive and deceptively spacious detached home that has evolved from its original three-bedroom design into a superb four-bedroom family property.



























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TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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.
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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.