FOR SALE

39, Bentham Place, Standish , WN6 0NB

REGAN& HALLWORTH
The Professional Estate & Letting Agents

ESTD 1996



39, Bentham Place, Standish , WN6 0NB

Exceptional five bed detached family home located in the heart of Standish.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Three modern fitted bathrooms
- Close to schools and transport links
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Large driveway and gardens
- 1512 SQ. FT.

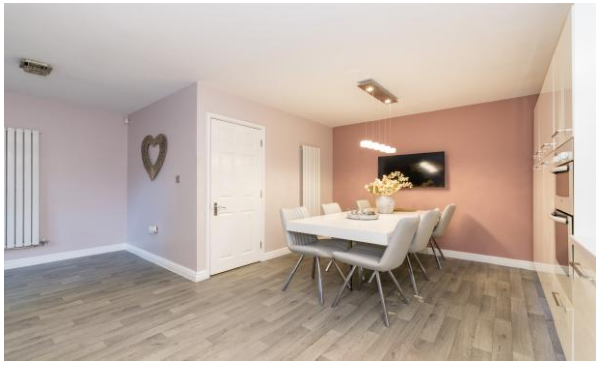
This is a fantastic opportunity to purchase a deceptively spacious, FIVE BED detached home located on a small and popular development in the heart of Standish village. Bentham Place boasts versatile accommodation set over three floors that has been immaculately finished making this an ideal home for the growing family. The property offers easy access to all the amenities the village has to offer along with excellent public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks. This truly outstanding property has just over 1500 square feet of versatile accommodation which in brief comprises of entrance hallway, study / games room, utility room, two large double bedrooms and a modern fitted bathroom comprising of wc, sink unit and large walk-in shower unit. Up on the first floor there is a large formal lounge / sitting room located to the front of the property with Juliet balcony then an amazing open plan kitchen / dining / family room located to the rear with the kitchen boasting a range of wall, base and drawer units along with appliances, space for a table and then doors that lead out onto a large, landscaped rear garden. Stairs then lead up to the second floor where there is a large master double bedroom with modern en-suite bathroom and wardrobes, another large double bedroom with wardrobes, a fifth large single bedroom and a modern fitted family bathroom with bath, wc and sink unit. Externally the property has a large driveway to the front offering off road parking for several cars and mature well stocked boarders. To the rear there is a tastefully landscaped garden with patio, sheltered seating area and faux lawn. Internal inspection is highly recommended to fully appreciate the properties internal finish, its outstanding space and its excellent location.



























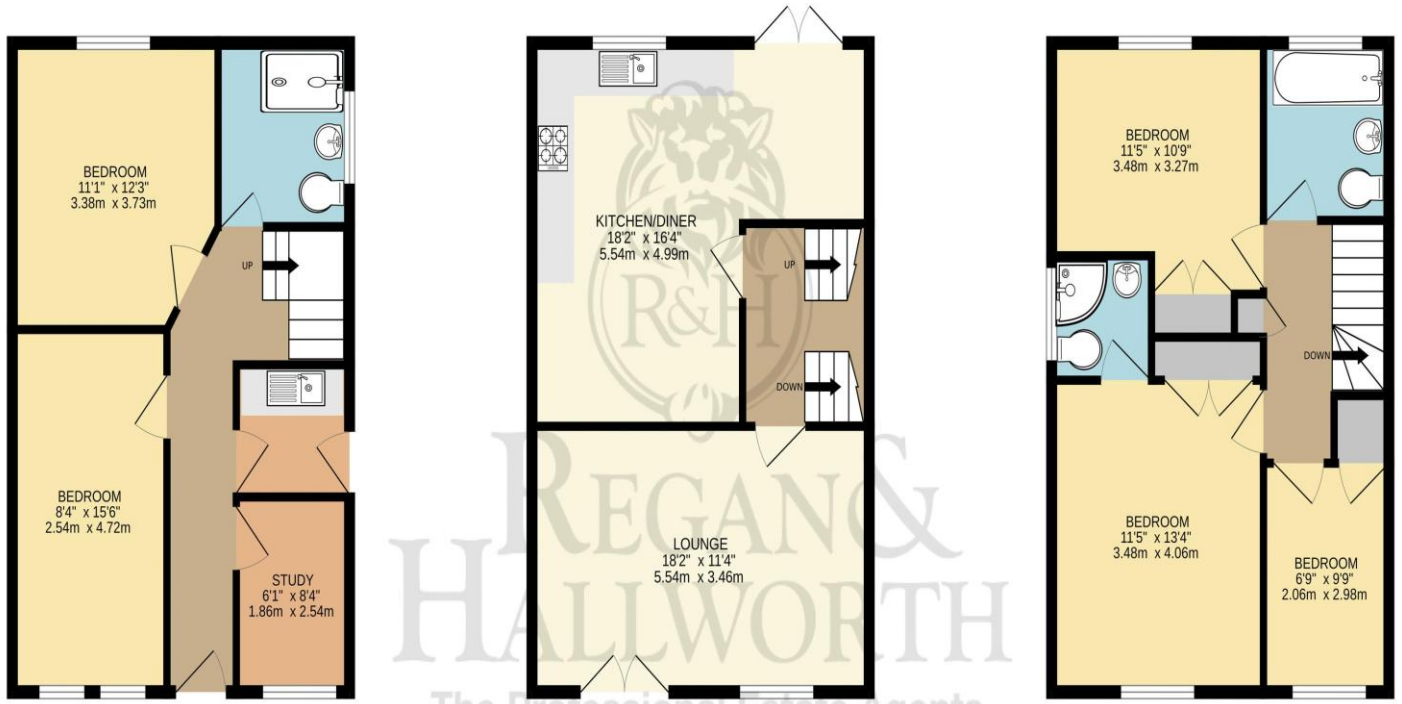
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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.

2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
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

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.