

FOR SALE

46, Thorley Grove, Standish , WN6 0WP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



46, Thorley Grove, Standish , WN6 0WP

Outstanding three bed end-terrace home located on a modern development in Standish.



- Outstanding end-terrace family home
- Spacious reception room
- Modern open plan kitchen / dining room
- Three great sized bedrooms
- Family bathroom / cloak room wc
- Parking and private rear garden
- Close to schools and amenities
- 728 SQ. FT.

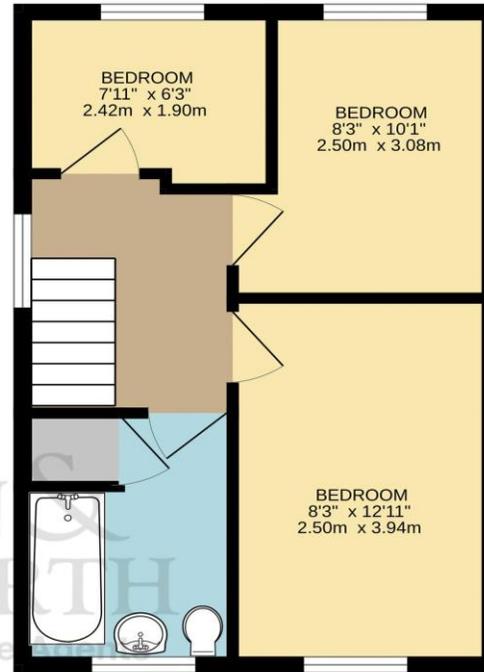
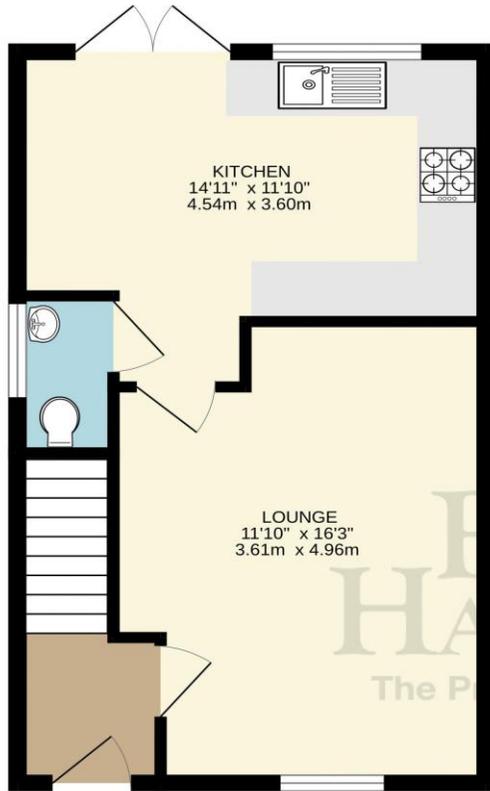
This is an excellent opportunity to purchase a truly stunning, three bed end terrace home located in the popular village of Standish. Thorley Grove is situated on an excellent end plot at the end of a quiet cul-de-sac ideal for the growing family or first-time buyer. The property sits within easy walking distance to Standish with all its amenities, schools and public transport links, the M6 motorway network is just a short drive away.

Internally the property has been finished to the highest of standards throughout offering a modern and contemporary living environment along with ample parking to the front, a great sized private garden to the rear and fields to the side. In brief the accommodation comprises of entrance hallway with stairs leading to the first floor, a large formal lounge / sitting room located to the front with feature panelled walls, a cloak room wc, then a superb open plan kitchen / dining room to the rear with patio doors leading out on to the rear gardens. Up on the first floor there is a large master double bedroom located to the front of the property, two further great sized bedrooms to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over.

Externally the property has ample parking to the front for several cars whilst to the rear there is a private and enclosed garden with patio area. Internal inspection is highly recommended to truly appreciate the property's size, its excellent finish and superb location.







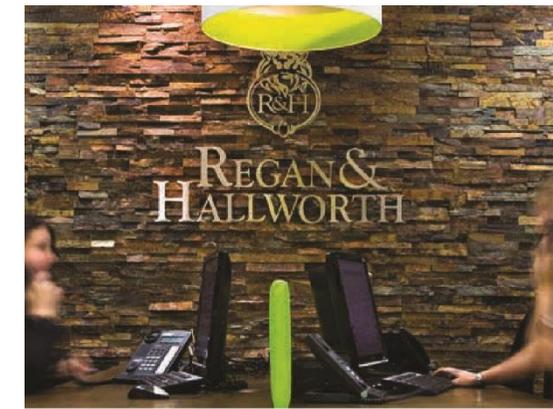
TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

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.

Made with Metropix ©2026



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.



WIGAN OFFICE
 4-6 Library Street, Wigan
 Lancashire WN1 1NN
 01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
 8 High Street, Standish
 Wigan WN6 0HL
 01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
 5-7 Station Road, Parbold Village
 Lancashire WN8 7NU
 01257 464644
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com