

TO LET

31, Fairway, Standish, WN6 0UY

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents



### 31, Fairway, Standish, WN6 0UY

*Exceptional three bed semi-detached home located in the ever popular area of Standish*



- Exceptional semi-detached family home
- Open plan fitted kitchen / dining
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception room
- Two double / one single bedroom
- Gardens and parking
- 721 SQ. FT.

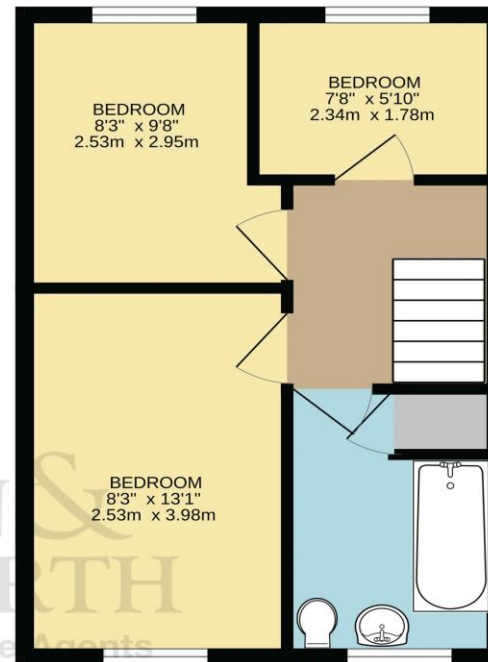
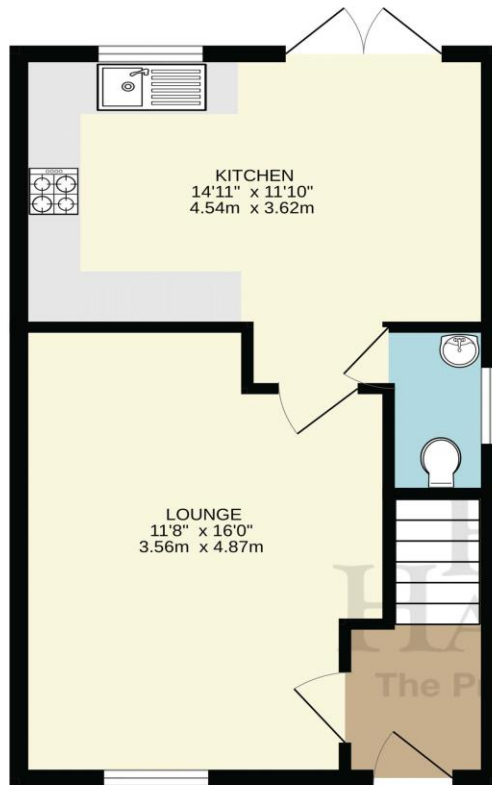
Now available to let and located along a modern development in Standish sits this impressive three-bed semi-detached home. Fairway has been finished to an excellent standard throughout, offering spacious accommodation along with being situated along a quiet cul-de-sac off the main road. The property offers easy access to the village with all its fantastic amenities, some great schools for all ages, public transport links, and is just a short drive to the M6 motorway network.

In brief, the accommodation comprises an entrance hallway, a large formal lounge/sitting room located to the front, an open-plan kitchen/dining room to the rear with the kitchen offering a range of wall, base, and drawer units along with double doors leading out onto the gardens, and a cloakroom/WC. Up on the first floor, there are two good-sized double bedrooms, a third single bedroom, and then a modern family bathroom comprising a WC, sink unit, and bath with a shower over.

Externally, there is a well-maintained lawn and parking to the front areas, whilst to the rear, there is a large private and enclosed garden with a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's deceptive size, great finish, and outstanding location.







TOTAL FLOOR AREA : 721 sq.ft. (67.0 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.



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