

**FOR SALE**

222, Wigan Road, Standish, WN6 0AH

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

ESTD  
1996



## 222, Wigan Road, Standish, WN6 0AH

*Elegant semi-detached family home resting along the prestigious Wigan Road.*



- Elegant semi-detached family home
- Prominent main road position
- Superb overall plot
- Close to Ashfield Park
- 4 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Sunny south-westerly rear aspect
- 1271 SQFT

Enjoying a prominent, eye-catching position along the prestigious Wigan Road in Standish & brimming with instant kerb appeal - this elegantly presented, traditional semi-detached home effortlessly balances an effective mix of beautiful 1930s features with a contemporary edge and quality fittings throughout. Set across two floors & offering a sizeable 1271 square feet of quality living space that has been recently decorated throughout, this wonderful family home in brief comprises; a superb entrance hallway with wc / cloaks, a beautiful front lounge with spot lighting & large feature bay window. To the rear is a pretty dining room with feature AGA log burner & a rear extension which has French Doors & pleasant views of the garden. There is a stunning, high spec fitted kitchen with quality quartz worktops & integrated appliances plus access into a useful utility room. Upstairs there are four well proportioned bedrooms and a contemporary, fully tiled bathroom suite. Externally, the overall plot here is another key feature of the home, with the rear enclosed garden notably more private than usual, the garden has been fully landscaped and is mainly lawned with a spacious Indian Stone flagged patio area added by the owners. Furthermore, the sunny rear garden enjoys a south-westerly facing aspect & lots of late afternoon sun. To the front there is a driveway providing off road parking & a beautiful front garden. Locally, the property sits conveniently close enough to the centre of Standish village for buyers to benefit from its many shops, amenities and various acclaimed schools. Also, being on the south side of Standish means access into Wigan itself is only a short drive away. Early inspection is highly recommended on this lovely family home.







TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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 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.



**WIGAN OFFICE**  
10-12 Library Street,  
Wigan, WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street,  
Standish, WN6 OHL  
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](http://www.reganandhallworth.com)