

HOME  TRUTHS

Preston Road, Standish

WN6 0NU





Excellent, extended two bedroom semi detached property with plenty of additional potential, c 800 square feet of accommodation and sizeable, south west facing rear garden. To the front, the block paviour driveway can accommodate two vehicles and leads past the lawn to the main entrance. Step into the hallway and from there to the living room with panelled walls and feature electric fire. To the rear, the dining kitchen comprises a range of wall and base units with island, breakfast bar and integrated gas hob, electric oven and grill, refrigerator & freezer. Patio doors overlook the garden.

Completing the ground floor is the separate utility room with space, power & plumbing for additional appliances and cloakroom comprising wc and wash hand basin on vanity unit.

Step outside into the delightful rear garden with decked area by the house, lower terrace and plenty of lawn making this the perfect space in which to relax and entertain. A sizeable outbuilding provides that all important storage.

Back inside, stairs lead to the first floor landing with bedroom one to the front having en suite comprising wc and wash hand basin, bedroom two a second double to the rear and the bathroom comprising fully tiled elevations and flooring, bath with screen and rainfall mixer shower over, wc and wash hand basin.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious semi detached property
- Two double bedrooms
- Large garden to the rear
- Lovely dining kitchen
- Virtual tour
- Close to schools and amenities



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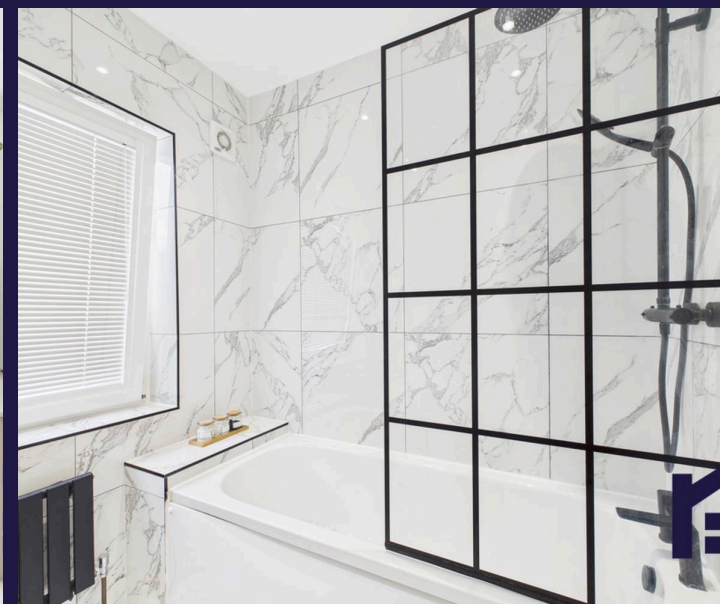
Eccleston Branch

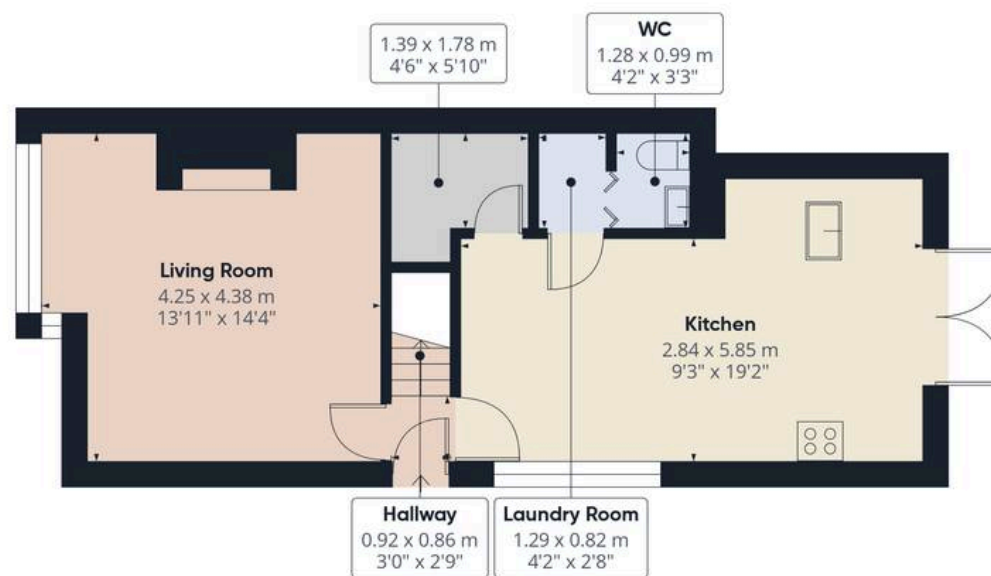
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Floor 1



Floor 2

Approximate total area⁽¹⁾

73.5 m²

792 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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