

FOR SALE

10, Wigan Road, Standish, WN6 0BD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Wigan Road, Standish, WN6 0BD

Recently refurbished two bed terrace with attic room and spacious west facing rear garden.



- Two bedroom end terrace
- 80ft cottage style garden
- Freshly decorated
- Recently updated kitchen
- GCH with modern boiler
- Converted attic room
- Outside utility
- 931 SQ.FT.

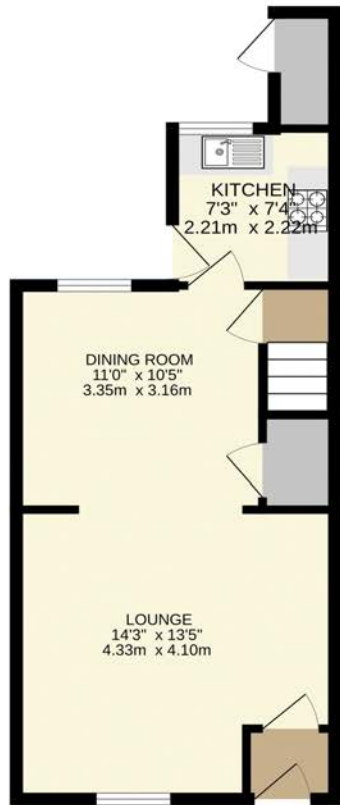
Enjoying the unique feature of a rear enclosed garden & providing some 931 square feet of living space (including the loft conversion) - this pretty, end terrace home conveniently sits right in the heart of the village of Standish, just a stone's throw from the area's various shops, restaurants and pubs.

Available with the benefit of no upward chain and benefiting from a freshly decorated interior with a modern, neutral decor throughout - this very competitively priced starter home is much larger than other similarly priced terraces in the village - but what really sets it apart is its spacious rear garden. With gardens being such a rarity with terrace properties, this superb residence demands a much closer inspection & interestingly, the rear also enjoys a westerly facing aspect and therefore lots of late summer sun. Internally, the home offers a hallway, two large reception rooms and a recently updated kitchen. Upstairs provides two double beds plus a modern principal bathroom suite. The loft has been fully converted too and is accessed via a drop down ladder.

Outside there is an attached brick outbuilding which houses a recently upgraded boiler and is plumbed for washing machine and dryer. Externally, the rear cottage style garden is around 80ft in length and has a small flagged area for sitting out, plus a raised decked patio at the bottom of the garden. Early viewings are absolutely essential. No chain delay.







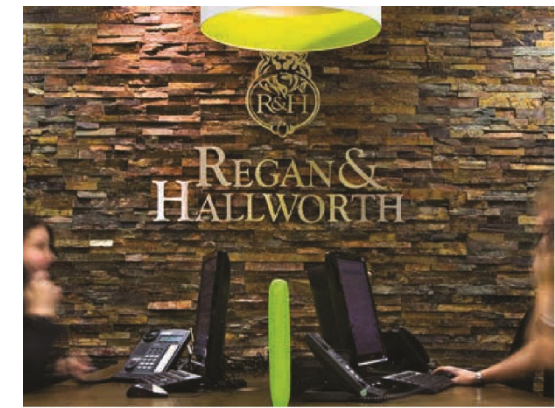
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TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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 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.



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