

5, Wigan Road, Standish , WN6 0BG

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

 ESTD  
1996





## 5, Wigan Road, Standish , WN6 0BG

*Superb two bed mid-terrace property located in the heart of Standish village.*



- Superb mid-terrace home
- Fitted kitchen to the rear
- Bathroom with shower over bath
- NO ONWARD CHAIN
- Two good sized reception rooms
- Two good sized double bedrooms
- Front and rear yards
- 906 SQ. FT.

Now available for sale and offered with no onward chain is this spacious, two bed mid terrace home. Wigan Road is located in the heart of Standish offering excellent access to all the local bars, restaurants and other local village amenities. Its also close to some excellent schools, public transport links and the M6 motorway network. Internally the property is in reasonable condition but could do with some general modernisation. In brief the accommodation comprises entrance hallway, large under stair storage cupboard, good sized formal lounge / sitting room located to the front, separate dining room located to the rear and then a fitted kitchen with door leading out onto the rear yard. Up on the first floor there are two good sized double bedrooms and a principal family bathroom with shower over bath. Externally the property has a yard style garden to the front and to the rear. An Internal inspection is recommended to truly appreciate the potential of this property and it's great location.







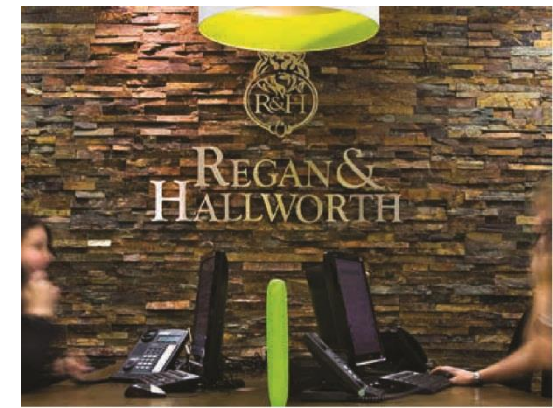


TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

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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