

FOR SALE

31, Collingwood Street, Standish, WN6 0JL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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Attractively priced terrace located just moments from the vibrant Standish High Street



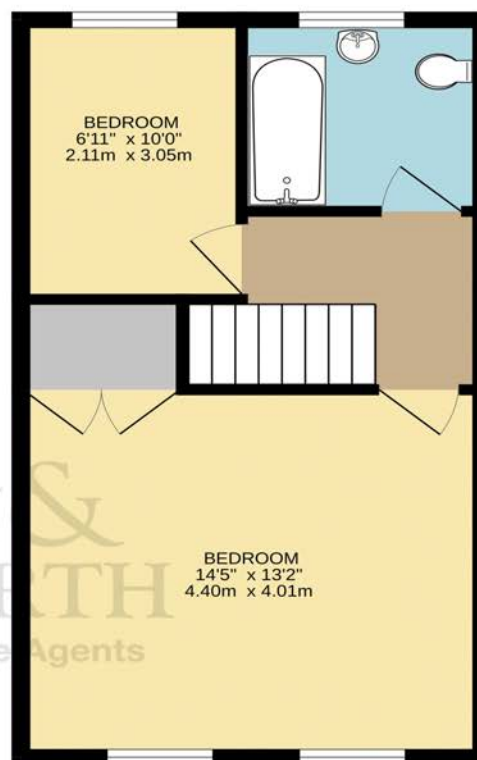
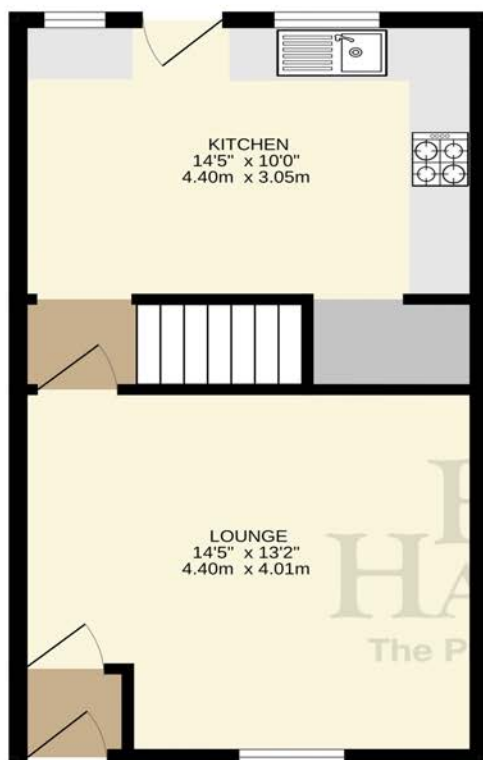
- Handsome Victorian terrace
- Freshly decorated modern interior
- Good sized south-west facing yard
- No chain delay
- Spacious 2 bed accommodation
- Moments from vibrant high street
- Gas central heating
- 763 SQ.FT.

Available with no onward chain, this well-presented two-bedroom terrace offers spacious accommodation that has just been freshly redecorated throughout, making it ready for immediate occupation. It's an ideal choice for first-time buyers or investors seeking a move-in-ready home.

Warmed by gas central heating, the property features a bright and comfortable interior comprising a generous living room with feature fireplace, a kitchen-diner fitted with an extensive range of wall, base and drawer units plus a built-in electric oven and gas hob, and two good-sized bedrooms — including an impressive master bedroom to the front with fitted wardrobes. A modern three-piece white bathroom suite completes the internal layout. Outside, there is a fully enclosed south-west facing yard/patio garden offering plenty of potential for outdoor seating or storage.

The location is another key highlight — Collingwood Street is a pleasant residential street with a nice mix of property, situated just around the corner from the vibrant town centre, historic Market Place, and St Wilfrid's Church.





TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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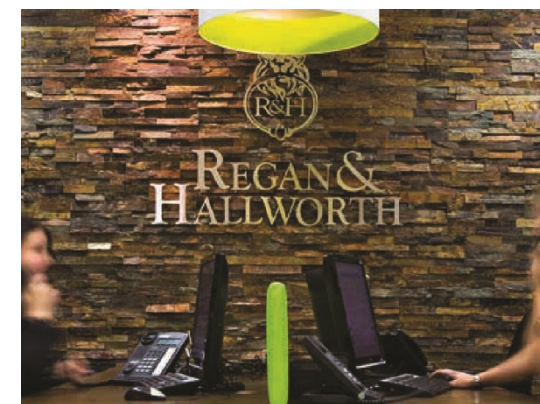
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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