

FOR SALE

19, Greenways, Standish, WN6 0AF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



19, Greenways, Standish, WN6 0AF

Substantial detached true bungalow offering 1577 SQFT & no chain delay



- Impressive detached bungalow
- Two bedrooms & large bathroom
- Integral double garage
- Highly coveted cul-de-sac
- Large footprint / One floor living
- Kitchen diner & separate utility
- South-west facing private garden
- 1577 SQ.FT. / No chain delay

We are delighted to bring to market this charming detached true bungalow, enviably positioned in one of Wigan's most sought-after cul-de-sacs and ideally placed for easy access to both the vibrant Standish High Street and Wigan Town Centre. Boasting a generous footprint totalling 1577 square feet, beautiful private gardens, a large double integral garage, and characterful accommodation throughout, bungalows of this calibre are exceptionally rare making early viewing highly advisable to avoid missing out on this impressive home. The property offers a warm, traditional feel and a well-planned layout. In brief, the accommodation comprises: a spacious front porch leading into a welcoming reception hallway, a large through lounge, a fitted kitchen and dining room, a separate utility room with internal access to the garage, two double bedrooms, and a sizeable four-piece family bathroom. To the rear, a stylish glass-roof conservatory provides an additional, light-filled living space with lovely views over the gardens. Externally, the property sits on a generous plot. The rear garden enjoys a sunny south-westerly aspect and is completely private and not overlooked, featuring a pleasant patio area and a charming feature pond. To the front, a sweeping "in and out" driveway provides ample off-road parking and leads directly to the double garage. The location is another key highlight — ideally situated for both Wigan and Standish town centres, as well as the picturesque Haigh Hall Country Park, excellent transport links, and a wide range of amenities. The property is offered to the market with the added advantage of no chain delay.





TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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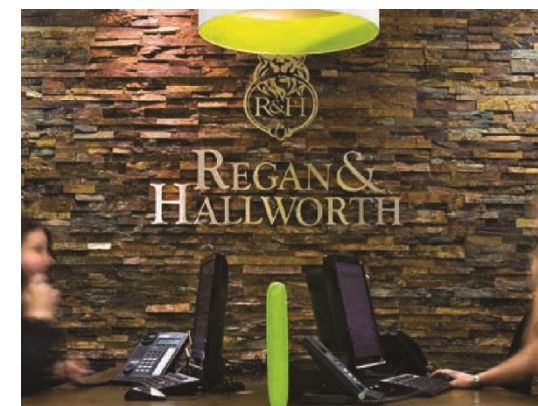
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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