

FOR SALE

4, Boyd Close, Standish, WN6 0DU



4, Boyd Close, Standish, WN6 0DU

Stylish, spacious & refurbished double-fronted terrace home with a private garden



- Spacious double-fronted terrace
- Two generous double bedrooms
- Private enclosed rear garden
- Useful work-from-home area
- Immaculately presented & move-in ready
- Bright dual-aspect lounge
- Modernised kitchen diner & bathroom
- 850 SQ.FT. / No chain / Freehold

Tucked away on a quiet and established residential street, this deceptively spacious two-bedroom double-fronted terrace enjoys pleasant open aspects to the front and a private garden to the rear. Ideally positioned within easy walking distance of Standish's vibrant and historic village centre, it offers a fantastic combination of convenience, privacy and modern living. The property has undergone extensive refurbishment in recent years and now presents an exceptionally well-maintained and contemporary interior, creating a home that is both welcoming and ready to move straight into. Generous windows and good ceiling heights combine beautifully to create light, bright and surprisingly spacious accommodation throughout. Perfectly suited to first-time buyers, professional couples or downsizers, this is considerably more than the typical two-bedroom terrace, offering excellent living space together with a lovely private garden and an enviable village location. The traditional double-fronted design creates a particularly welcoming entrance, with a central hallway leading into a stylish through lounge with attractive dual aspects. To the rear is a beautifully remodelled and upgraded kitchen/diner, providing plenty of space for a dining table together with a useful work-from-home area. The kitchen itself is well appointed with a range of contemporary units, attractive work surfaces and integrated appliances including an oven and hob with extractor over. Direct access leads from the kitchen into the rear garden, which has been thoughtfully landscaped to create an excellent outdoor living space. A generous, paved patio provides the perfect setting for outdoor dining, entertaining or simply relaxing, while the enclosed nature of the garden ensures a good degree of privacy. Upstairs are two excellent double bedrooms, both enjoying pleasant aspects to the front, together with a stylish family bathroom fitted with a bath and shower over, vanity wash hand basin and contemporary fittings. Further benefits include gas central heating, full double glazing, quality flooring, modern lighting and fitted blinds, all adding to the overall presentation and sense of quality.

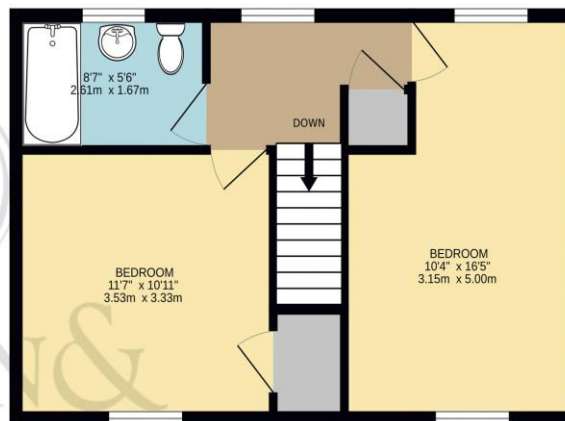




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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.
Made with Metropix ©2026



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com