



9, Heaton Street, Standish, WN6 0DA

Large two bedroom terrace house located in the heart of Standish village.



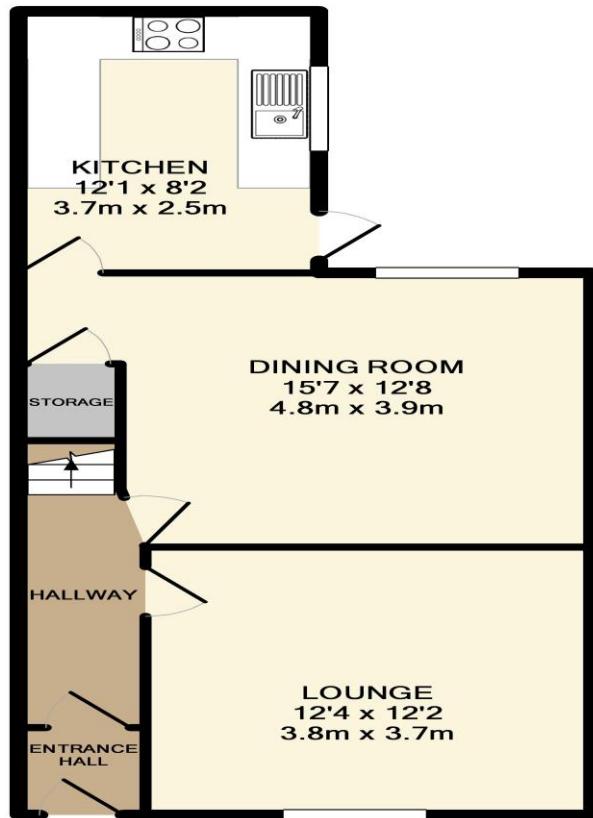
- Large two bed terrace
- Offers superb presentation
- Hallway & 2 lovely reception rooms
- Newly fitted kitchen
- Four piece bathroom
- Enclosed patio garden to rear
- Prime village location
- 976 SQ.FT.

This row of Victorian terrace houses have off road parking opposite and are located within walking distance of Standish village. No 9 has a double storey outrigger to the rear making it considerably larger and it has a very nice interior finished to a good standard including a fully enclosed patio gardens and a recently updated kitchen. The whole house is superbly presented. You will notice as soon as you walk through the front door that it has a modern decor whilst retaining some attractive period features. The property has a welcoming hallway with stairs leading to an open plan landing. Downstairs, there are two spacious reception rooms both with high ceilings. The lounge has an open fire and original fireplace and there is a store cupboard off the dining room. To the rear of the property is a good sized kitchen which has been recently updated with sleek fitted cupboards, a built in double oven and hob. Upstairs, there is a luxury master bedroom, another double bedroom and a large four piece bathroom incorporating a bath and separate shower. The outside is also a notable feature. To the rear is a charming garden which is lovely and private. Other benefits of this wonderful home include gas central heating and double glazing. Priced to sell! Early viewing is highly recommended.





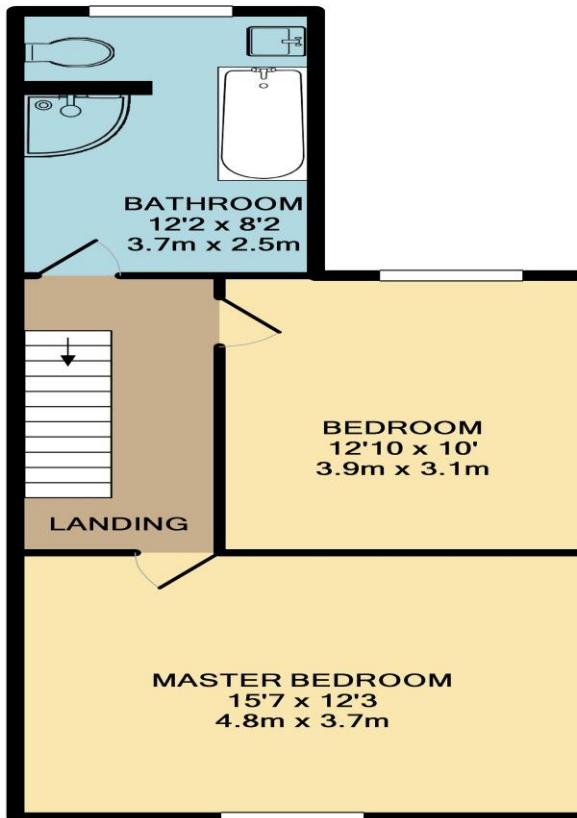
REGAN & HALLWORTH
The Professional Estate & Letting Agents



GROUND FLOOR
APPROX. FLOOR
AREA 489 SQ.FT.
(45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 SQ.M.)

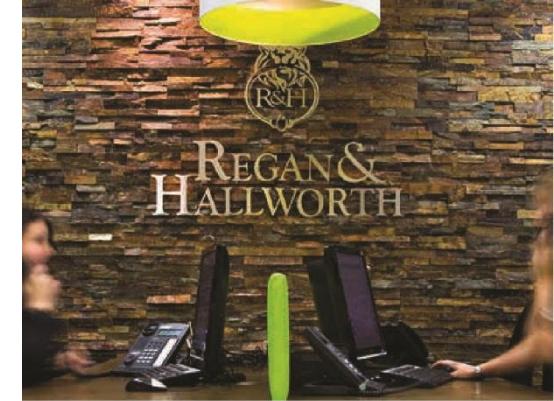
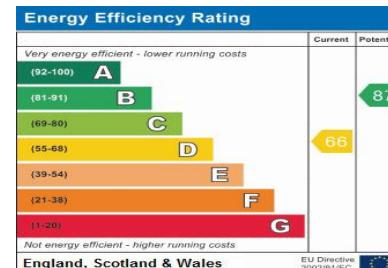
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



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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