

**FOR SALE**

20, Collingwood Street, Standish, WN6 0JL

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

ESTD  
1996



## 20, Collingwood Street, Standish, WN6 0JL

*Fantastic three bed end terrace family home located in the heart of Standish village.*



- Spacious end Terrace home
- Two family bathrooms
- Modern fitted kitchen / appliances
- NO ONWARD CHAIN
- Three great sized bedrooms
- Two large modern reception rooms
- Front and rear gardens plus parking
- 990 SQ.FT.

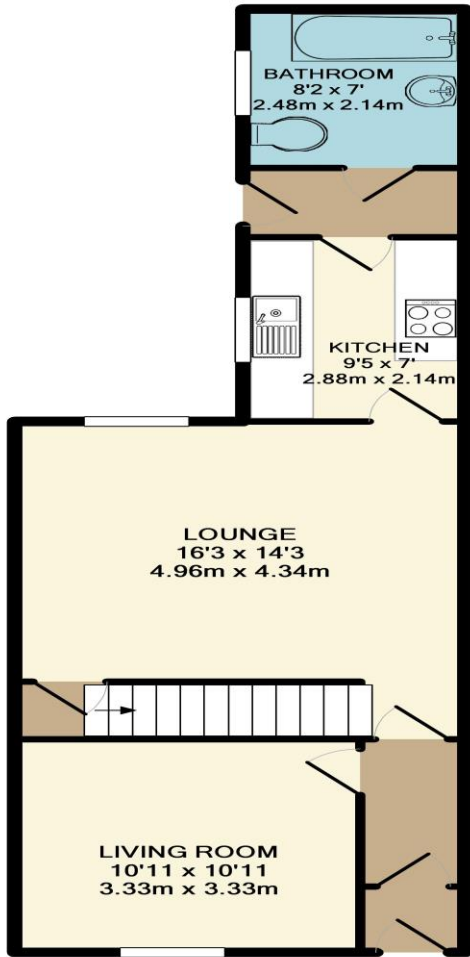
Offered for sale with NO ONWARD CHAIN, this excellent three-bedroom end-of-terrace family home is ideally situated in the heart of Standish village. Collingwood Street is within easy walking distance of highly regarded restaurants, bars, local amenities, schools for all ages, and bus routes, while major motorway links are only a short drive away.

Internally, the property is well-presented and briefly comprises a spacious entrance hall, a generously sized formal lounge to the front, and a large second reception room that could be used as a dining room or an additional sitting room. The modern fitted kitchen offers a good range of wall, base, and drawer units, along with integrated appliances. Off the kitchen is a second entrance hall providing access to the rear garden and a modern, fully tiled family bathroom fitted with a low-level WC, wash hand basin, and a bath with a shower over. To the first floor, there is a large, front-facing main bedroom with two feature windows, a second double bedroom, a fully tiled modern shower room with a shower unit, low-level WC, and wash hand basin, and a good-sized single bedroom to the rear.

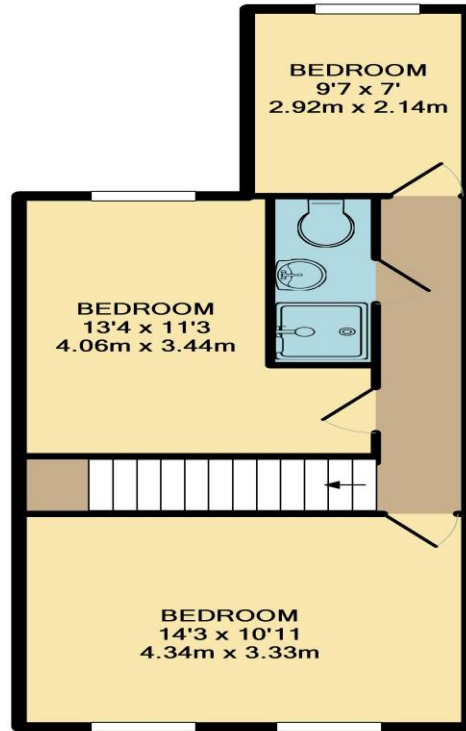
Externally, the property benefits from a walled front yard, a spacious rear yard, and a raised area beyond the rear garden providing convenient off-road parking. Modern fixtures and fittings, together with neutral décor throughout, further enhance the appeal of this attractive home. Internal inspection is highly recommended to fully appreciate the property's size, finish, and excellent location.







GROUND FLOOR  
APPROX. FLOOR  
AREA 536 SQ.FT.  
(49.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 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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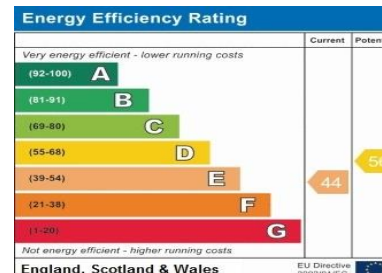
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances 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.



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