

21, Wakefield Crescent, Standish, WN6 0AU

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

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## 21, Wakefield Crescent, Standish, WN6 0AU

*Impressive end townhouse property with wonderful open views & no chain delay.*



- Spacious end townhouse
- Quiet, tucked away position
- Well maintained throughout
- Available chain free
- 2 bedrooms / 1 reception room
- Wonderful open views to the rear
- Large lwr ground floor garage
- 971 SQFT

Offered to the market with the benefit of no chain delay and enjoying a simply stunning rear aspect with far reaching views across open farmland - this very deceptive end townhouse provides a generous 971 SQFT of living space & internal viewings are a must.

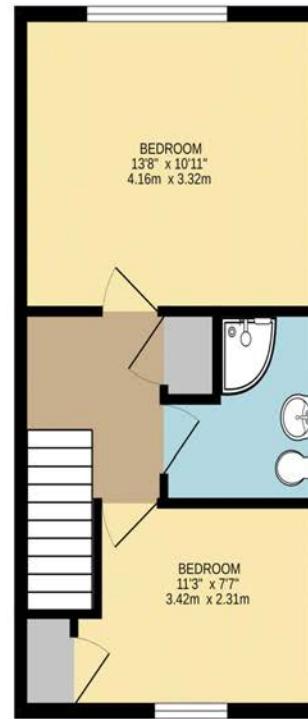
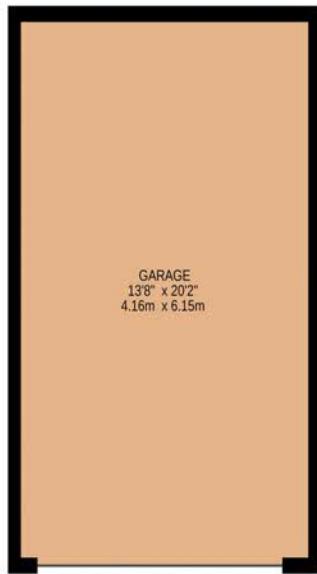
Set across two floors, plus a large lower ground floor garage (which some neighbours have converted into living space) these properties are ideal for a range of clients, from any young professionals getting on the housing ladder, to clients downsizing & seeking something that is tucked away in a quiet semi-rural setting that also enjoys all the convenience of being close enough to Ashfield Park, the centre of Standish Village, plus Wigan Town Centre and motorway links.

In brief the home comprises a main hallway, contemporary fitted kitchen, a rear lounge with wonderful open views, two bedrooms upstairs with the master benefiting from superb, newly fitted wardrobes plus there is a modern shower room. Externally, being the end townhouse, the property enjoys a much larger plot to the rear too with a corner position providing more land. The rear is south facing, meaning that the garden enjoys sun all day. There is vehicle access to the rear and the notably large integral garage with power, lighting & an electric roller shutter door. Clients can also park directly in front of the property. Internal inspection is essential of this unique home. No chain delay.





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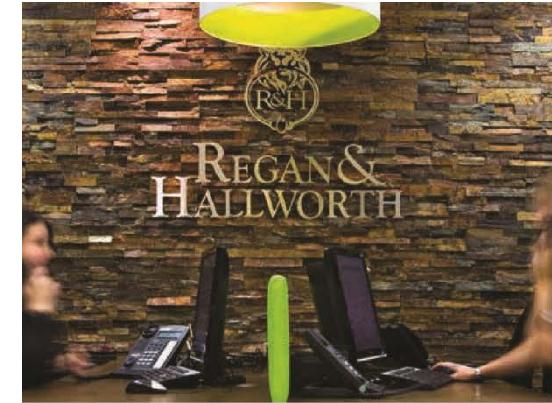


TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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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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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