

43, Heaton Street, Standish , WN6 0DA

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

ESTD  
1996



## 43, Heaton Street, Standish , WN6 0DA

*Excellent three bed, garden fronted mid-terrace home located in Standish.*



- Superb garden fronted mid-terrace
- Modern open plan kitchen / dining room
- Bathroom with shower
- Close to village and amenities
- Great sized reception room
- Three great sized bedrooms
- Front and rear yards
- 776 SQ. FT.

Located along a popular street in the heart of Standish village sits this impressive, garden fronted, three bed mid-terrace home. Heaton street has been finished to a great standard throughout making an excellent home for the first time buyer or growing family. The property offers easy walking distance to the village of Standish which hosts a range of bars, restaurants along with doctors, dentist and library. There are some excellent schools for all ages which are easily accessible along with great public transport links and access to junction 27 of the M6 motorway network.

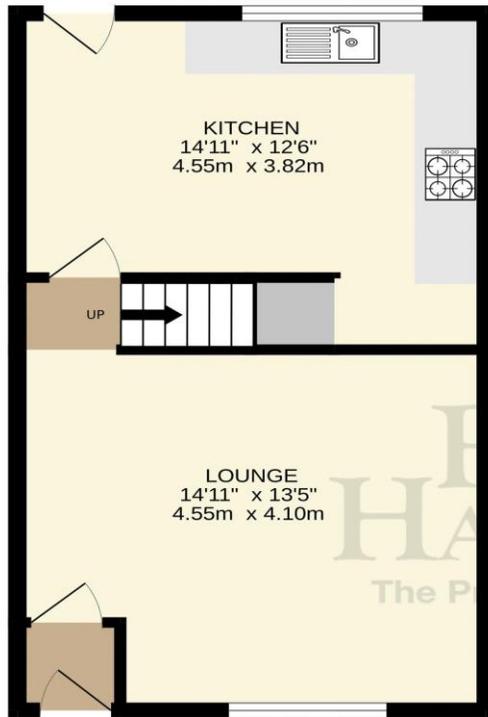
In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front and then a great sized open plan kitchen / dining room to the rear. Up on the first floor there are two good sized double bedrooms, a third large single bedroom and then a modern fitted family bathroom with shower.

Externally Heaton Street boasts a walled and gated front garden whilst to the rear is a private and secure yard. Internal inspection is highly recommended to truly appreciate the properties finish and its excellent location.

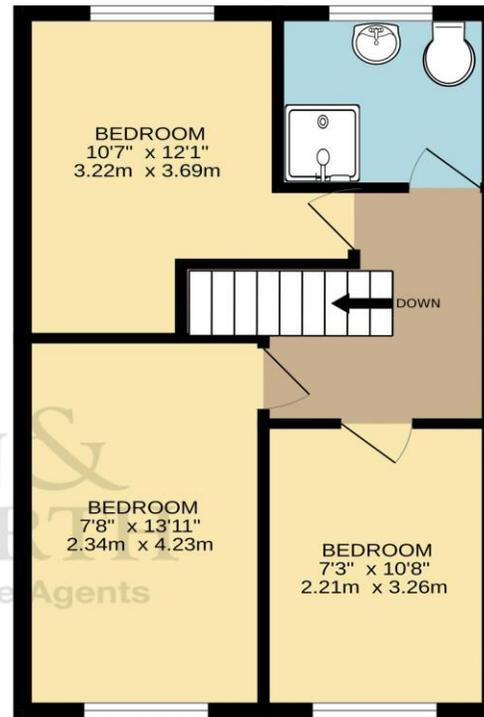




**GROUND FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**1ST FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.

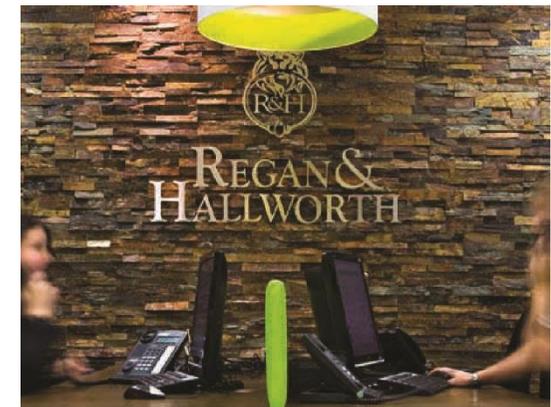


**TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.**

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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