Fazakerley Sharpe

*Property, rooted in our heritage.*
*Established 1931*

# £175,000

64 High Street, Standish, Wigan, WN6 0HF

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Located in the charming village of Standish, Wigan, this beautiful semi-detached cottage offers a delightful blend of comfort and convenience. The property boasts a large kitchen and dining area, perfect for family gatherings or entertaining friends. With two spacious bedrooms, there is ample room for relaxation and rest, while the large loft space presents an opportunity for additional storage or potential conversion.

The private courtyard provides a serene outdoor space, ideal for enjoying a morning coffee or evening relaxation. Additionally, the property includes private parking for one vehicle, ensuring ease of access in this bustling area.

Situated in the heart of Standish, residents will find themselves just a stone's throw away from a variety of shops, restaurants, and bars, making it an ideal location for those who appreciate a vibrant community atmosphere. Furthermore, the property benefits from excellent motorway links, providing easy access to surrounding areas.

## External Front of Property

## Lounge

## Kitchen/Dining Room

## Bathroom

## Bedroom 1

## Bedroom 2

## Courtyard

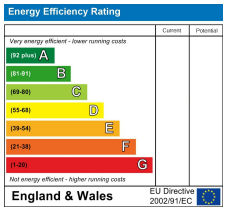
## Loft Area

## Rear or Property - Car Park Space

## Hallway/Entrance

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.




## Directions

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