FOR SALE

9, Church Street, Standish, WN6 0JT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996

9, Church Street, Standish, WN6 0JT

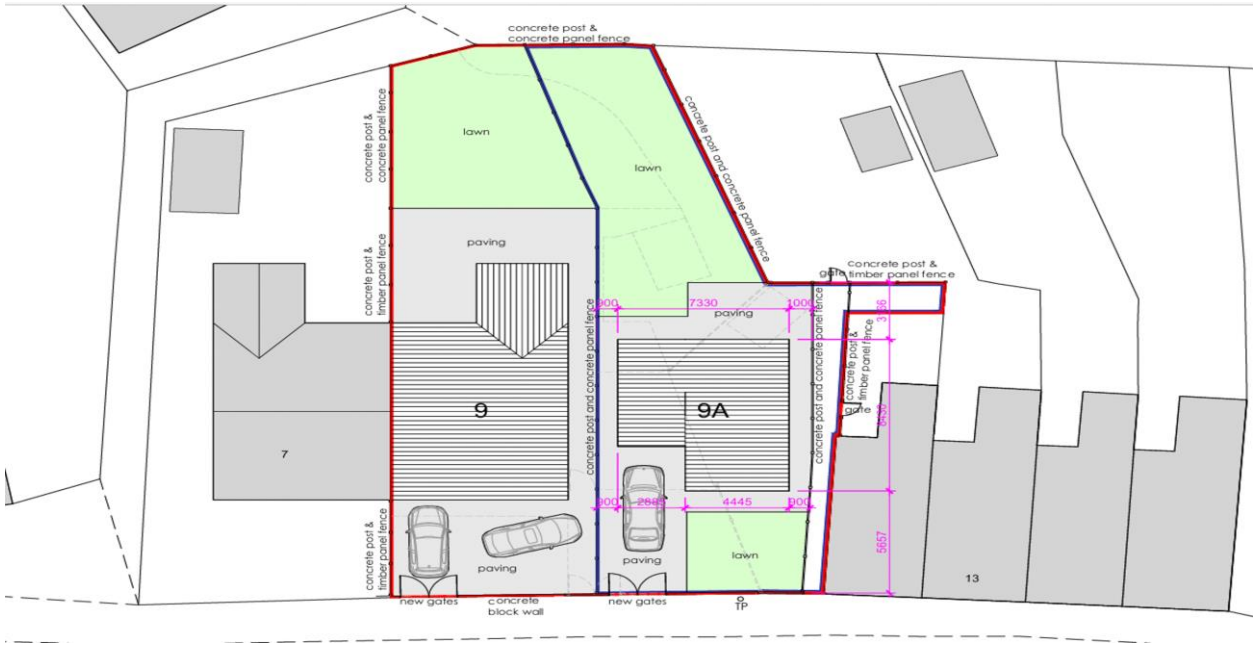
Spacious semi-detached true bungalow with adjacent building plot

- Semi-detached true bungalow
- Central village location
- Pre app planning applied for
- Available chain free
- 3 bedrooms / 1 reception room
- Adjacent building plot for detached
- Unique development opportunity
- 1030 SQFT

Centrally located in the bustling village of Standish & offering the market a unique opportunity to purchase a well-appointed true bungalow coupled with A BUILDING PLOT TO THE SIDE - this would be a superb purchase for any developers looking for a possible building plot in a setting where opportunities such as this rarely come available. The side plot itself is large enough to accommodate a 3 bed detached property & our clients currently have a pre planning application lodged with the local authority. Based on the plans attached to this listing, the projected value of the finished home would be approximately £300 - £325,000 dependant on spec.

The main residence itself is a solidly built, well-appointed semi-detached true bungalow which is FREEHOLD & benefits from numerous recent improvements such as a new roof, brand new central heating bungalow & all Upvc windows & a new consumer unit. The general arrangement comprises in brief of an entrance hallway, main front lounge, three bedrooms, a fitted kitchen diner with solid units plus a modern-style principal shower room. The plot here is excellent, with the gardens extending to the front, side and rear. There is a large driveway plus access to a generous, detached garage too.

Locally, the setting here could not be bettered - the bungalow offers walking distance to the very centre of the village & its various shops, amenities, cafes & doctor's surgery. Viewings are essential. No chain delay.



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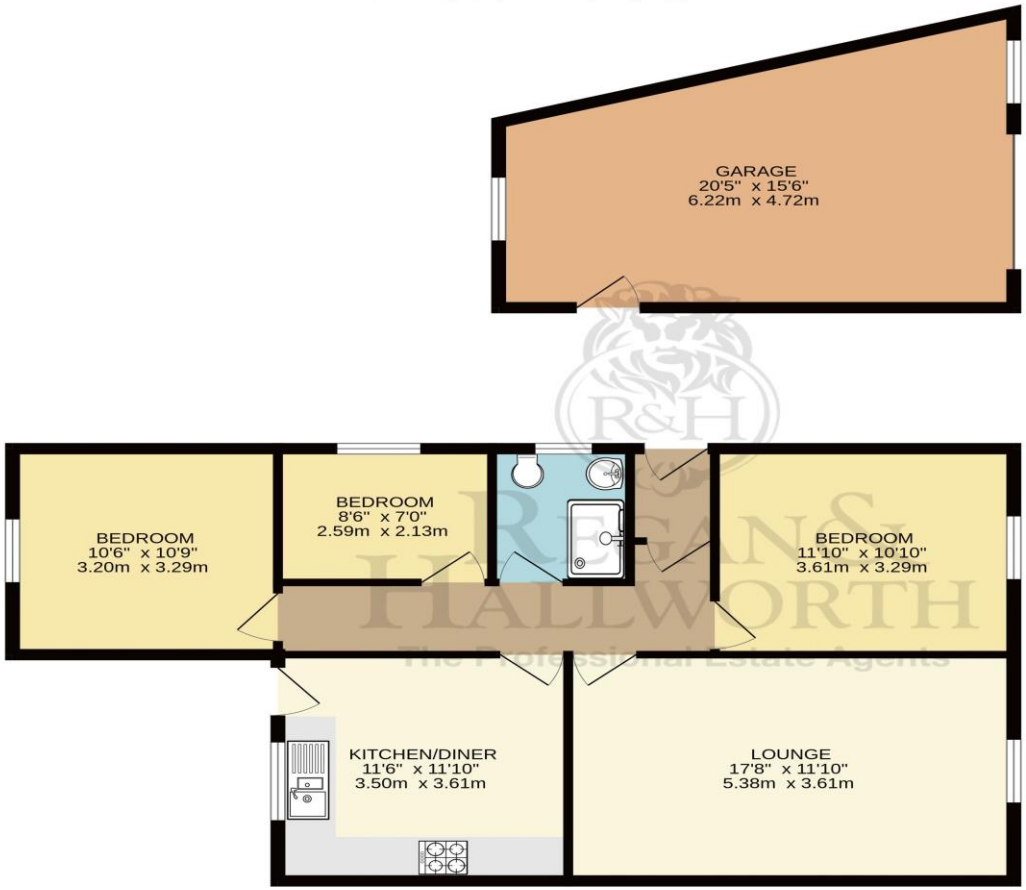
GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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 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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