

FOR SALE

38, Collingwood Street, Standish, WN6 0JL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Traditionally built 3 bed terrace house with 100ft garden, parking & garage

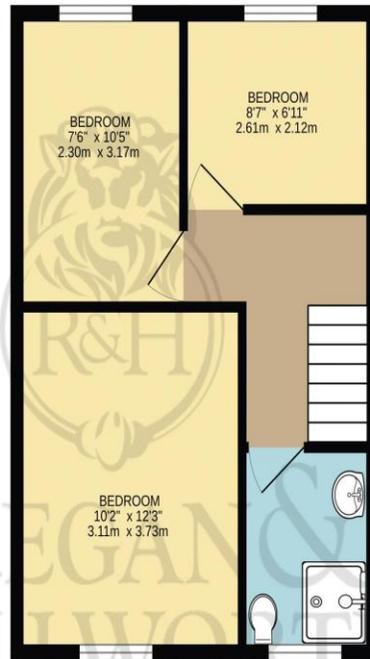
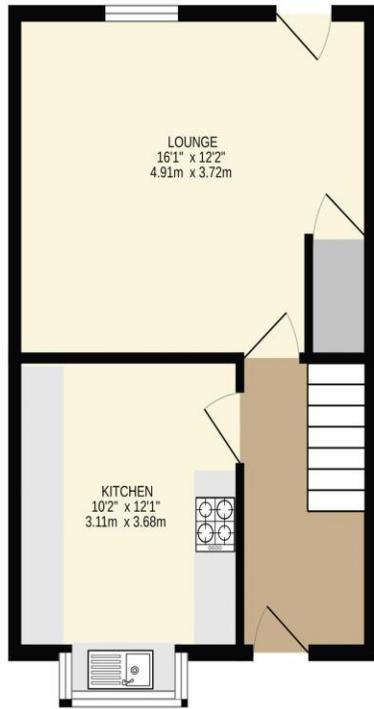


- Quiet street close to village centre
- 100ft+ rear garden with excellent potential
- New roof & modern UPVC double glazing
- No onward chain & gas central heating
- Three-bedroom 1950's terraced home
- Off-road parking and detached garage
- Two high-quality composite Rockdoors
- 884 SQ.FT. / No chain

Situated on a quiet residential street just moments from the High Street and the vibrant village centre of Standish, this attractive traditionally built terraced home presents an excellent opportunity for first-time buyers. Offering three bedrooms, the property is well suited to young families and stands out thanks to its unusually generous rear garden, extending to over 100ft. The outdoor space includes off-road parking and a detached garage — a rare and valuable feature for homes of this type. The property has already benefited from several key upgrades, including a new roof, modern UPVC double glazing throughout and two high-quality composite Rockdoors. Internally, the accommodation offers buyers a blank canvas, making it ideal for anyone looking to personalise a home to their own taste. A welcoming entrance hallway — a feature not always found in similar terraces — leads to a kitchen diner at the front of the property, while a spacious lounge sits to the rear and opens directly onto a fully enclosed patio garden. Beyond this is the large lawned garden area, which also provides off-road parking and access to the detached garage. Upstairs, there are three bedrooms along with a bathroom that has been adapted into a practical wet room. Offered for sale with no onward chain, the property also benefits from gas central heating, making it a fantastic opportunity for buyers looking to step onto the property ladder in a highly convenient village location.





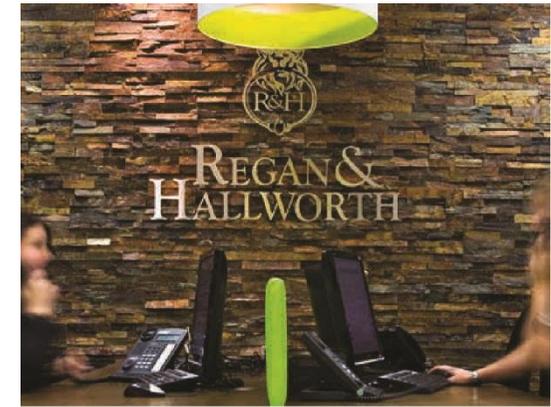


TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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