

FOR SALE

69, Churchlands Lane, Standish, WN6 0XU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Rare refurbishment opportunity in heart of Standish with stunning potential.



- Detached family home in prime location
- 3 bedrooms with Ensuite to master
- Walking distance to village centre
- Generous plot with running brook
- Modernisation project with huge potential
- Integral garage offering further scope
- Close to St Wilfrid's School
- 870 SQ.FT. / No chain delay

Occupying a lovely position on this established and highly regarded residential development just off Rectory Lane, this three-bedroom detached home represents an exceptionally rare opportunity to acquire a true blank canvas within one of Standish's most sought-after settings. Offering good proportions throughout and requiring a comprehensive scheme of modernisation, the property provides buyers with the chance to completely transform and personalise the accommodation to their own tastes and requirements, creating a superb long-term family home in a location where opportunities of this nature seldom come to market.

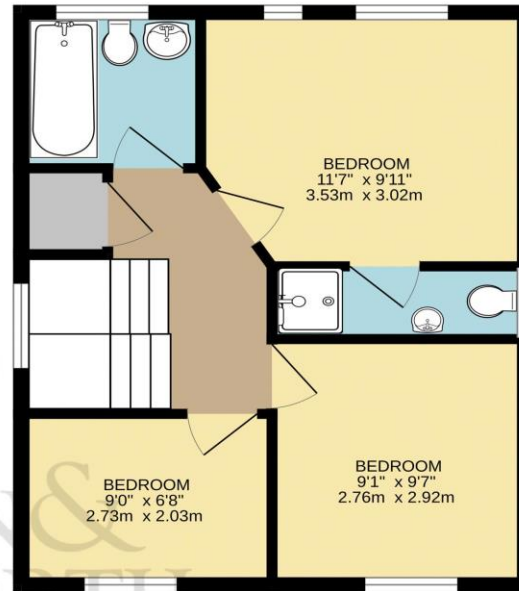
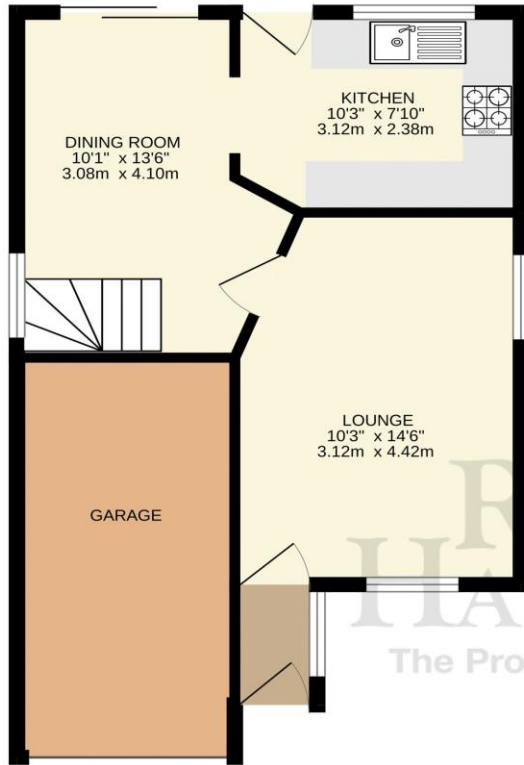
The existing layout already includes two reception rooms, kitchen to rear, ensuite to the principal bedroom, gas central heating with a combination boiler and an integral garage, which itself presents further exciting scope for conversion or incorporation into additional living accommodation, subject to the necessary approvals. Given the size of the plot and neighbouring precedent within the area, the property also offers excellent potential for extension or reconfiguration, allowing purchasers to maximise both the footprint and future value.

The location is equally impressive, positioned within comfortable walking distance of the highly regarded St Wilfrid's School together with the vibrant and historic centre of Standish village, renowned for its excellent selection of independent shops, cafes, restaurants, bars and everyday amenities.

Externally, the property occupies a particularly attractive plot with good-sized rear gardens that back directly onto a natural running brook, creating a peaceful, private and picturesque backdrop rarely found within modern village developments. Combined with the quiet setting and excellent surrounding amenities, this is a property with enormous promise and endless potential for those seeking a rewarding refurbishment project in a premium location.







TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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