



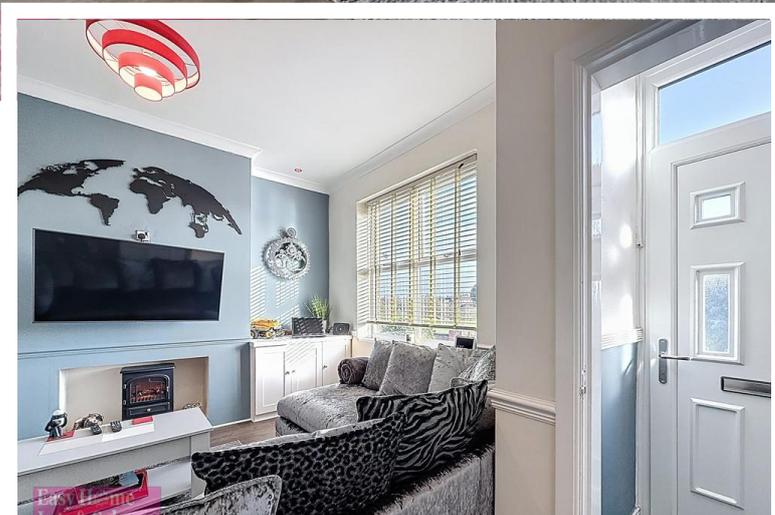
**Easy Home Sales**  
Independent Residential Sales Agents

**45 Hutton St, Standish**  
WN1 2XD

- Stunning Open Views To Front
- Fully Fitted Bathroom
- Two Bedrooms
- Beautifully Presented Terraced Home

**Offers Over £199,000**  
EPC Rating 'TBC'





## Property Description

Easy Home Sales are pleased to present this superbly maintained property, positioned on a desirable yet quietly tucked-away street with uninterrupted views across open countryside to the front. Situated in the ever-popular village of Standish, the property is just a short distance from the village centre, where you'll find a selection of independent shops, cafés, and bars. The location also provides convenient access to the motorway network, ensuring straightforward travel throughout the North West.

To the ground floor, an entrance porch welcomes you into a cosy living room, complete with an attractive feature fireplace that adds character and warmth. The contemporary open-plan kitchen and dining space is both generous and functional, fitted with modern wall and base units, a gas hob, electric oven, extractor hood, and space for further appliances. From here, doors lead out to a low-maintenance rear courtyard, laid with artificial turf and a paved patio area - ideal for relaxing or entertaining outdoors.



Upstairs, the first-floor landing provides access to two well-proportioned bedrooms. The master bedroom enjoys lovely open views across the fields and benefits from fitted wardrobes, offering excellent storage. The stylish bathroom features a modern white three-piece suite, including a freestanding roll-top bath, separate shower enclosure, chrome heated towel rail, and contemporary wall panelling. Externally, the property also benefits from off-road parking to the rear along with an additional garden space.



This home is perfectly suited to first-time buyers seeking a property that's ready to move straight into. Finished to an excellent standard, it boasts quality fixtures and fittings, complemented by stylish neutral décor that creates a bright, inviting feel. The thoughtfully designed layout offers both practicality and comfort in equal measure.





Do you have a property to sell?

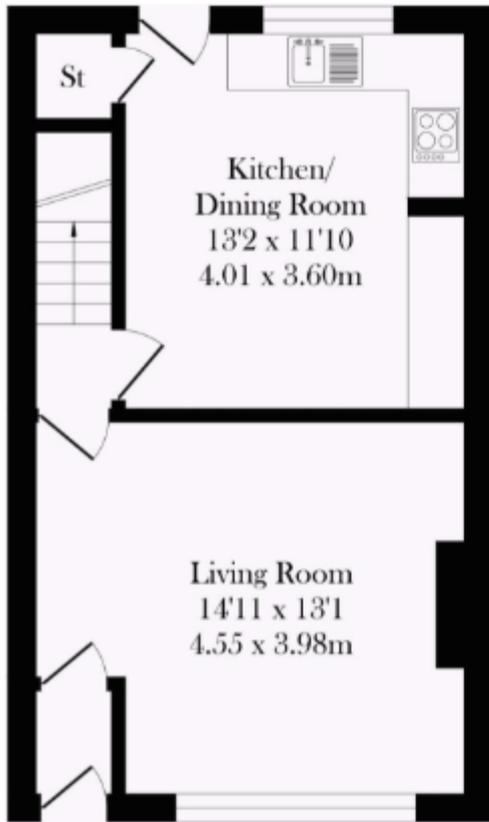
If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

Please note:

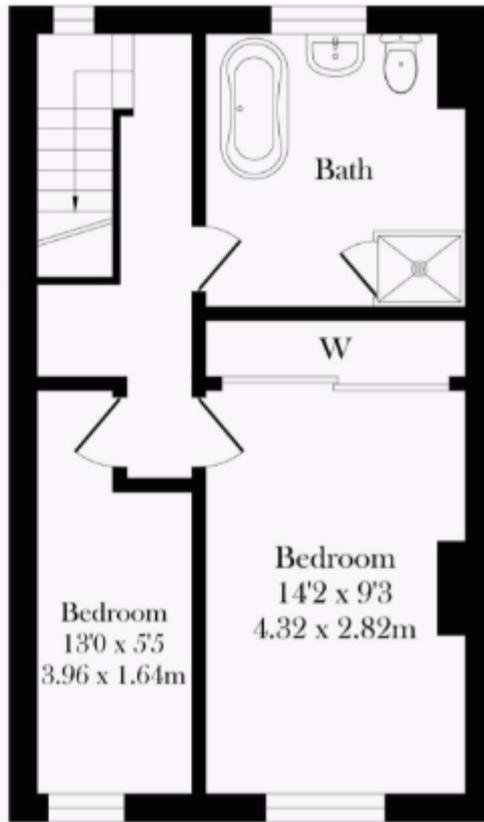
Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.







**Ground Floor**  
Approx. Floor  
Area 37.0 Sq.M  
(398 Sq.Ft.)



**First Floor**  
Approx. Floor  
Area 37.0 Sq.M  
(398 Sq.Ft.)

**Total Approx. Floor Area 74.0 Sq.M. (796 Sq.Ft.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

159 - 161 Spendmore  
Lane  
Coppull  
Chorley  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements