

8, Alden Close, Standish, WN1 2TS

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 8, Alden Close, Standish, WN1 2TS

*Modern ground floor apartment available chain free & located in an award winning development*



- Modern ground floor apartment
- Perfect as bungalow alternative
- Open plan design
- Available chain free
- 2 bedrooms / 1 reception room
- Popular development
- Excellent value for money
- 616 SQFT

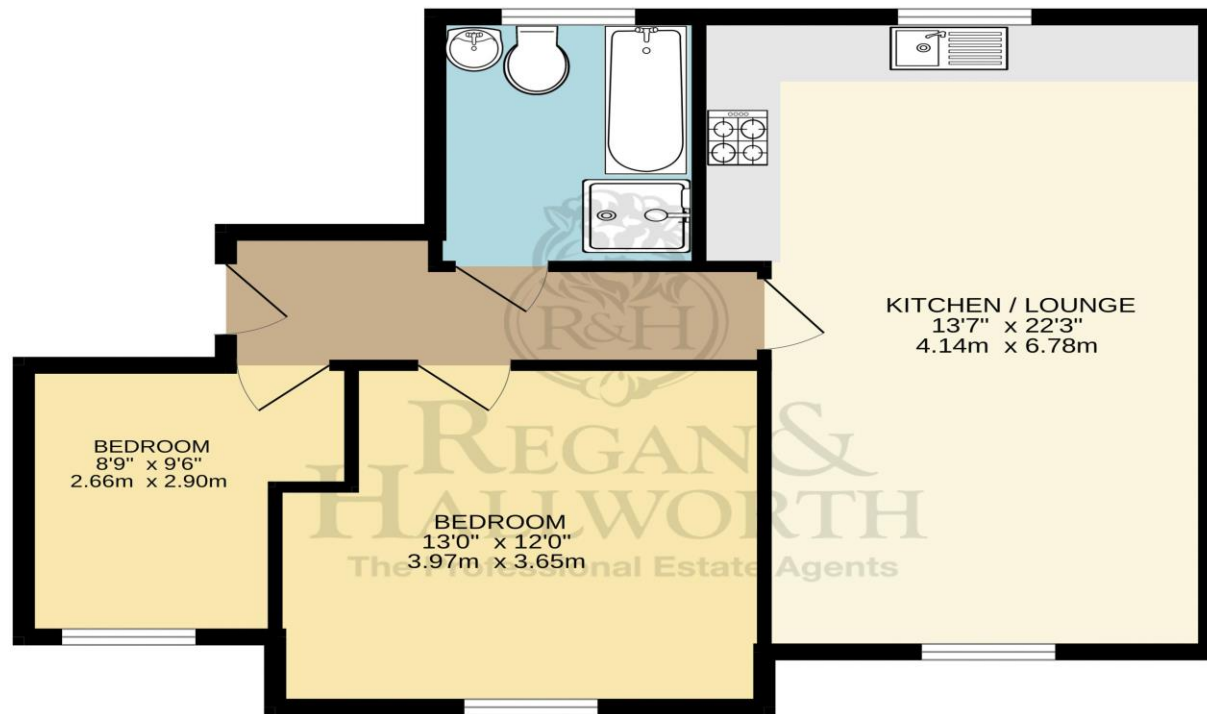
Offered to the market with the added benefit of no chain delay and realistically priced for today's busy market - this superb ground floor apartment offers the perfect mix of modern, contemporary living set within a highly regarded & award winning development that borders the rural areas of Haigh and beyond. Well appointed throughout, Number 8 Alden Close represents excellent value for money for today's busy market and should appeal to a range of buyers, from young professionals to any clients downsizing and seeking a very low maintenance home, plus because the apartment is ground floor it is a viable alternative to a bungalow. The property in brief comprises a hallway, superb open plan lounge / kitchen diner, 2 good sized bedrooms plus the modern principal bathroom suite. The development lies close to some of Wigan's most desirable rural areas, plus is close to the village of Standish & the towns of Chorley & Wigan. Early viewings are absolutely essential. No chain delay. Leasehold 999yrs. Approx £1500 p / a







**GROUND FLOOR**  
616 sq.ft. (57.2 sq.m.) approx.

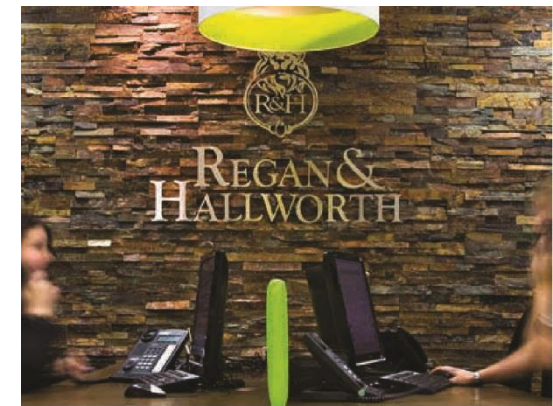


TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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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