

FOR SALE

Apt 12 229, Wigan Road, Standish, WN1 2RF



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Impressively sized 2 bed apartment with wonderful courtyard garden & breathtaking views.

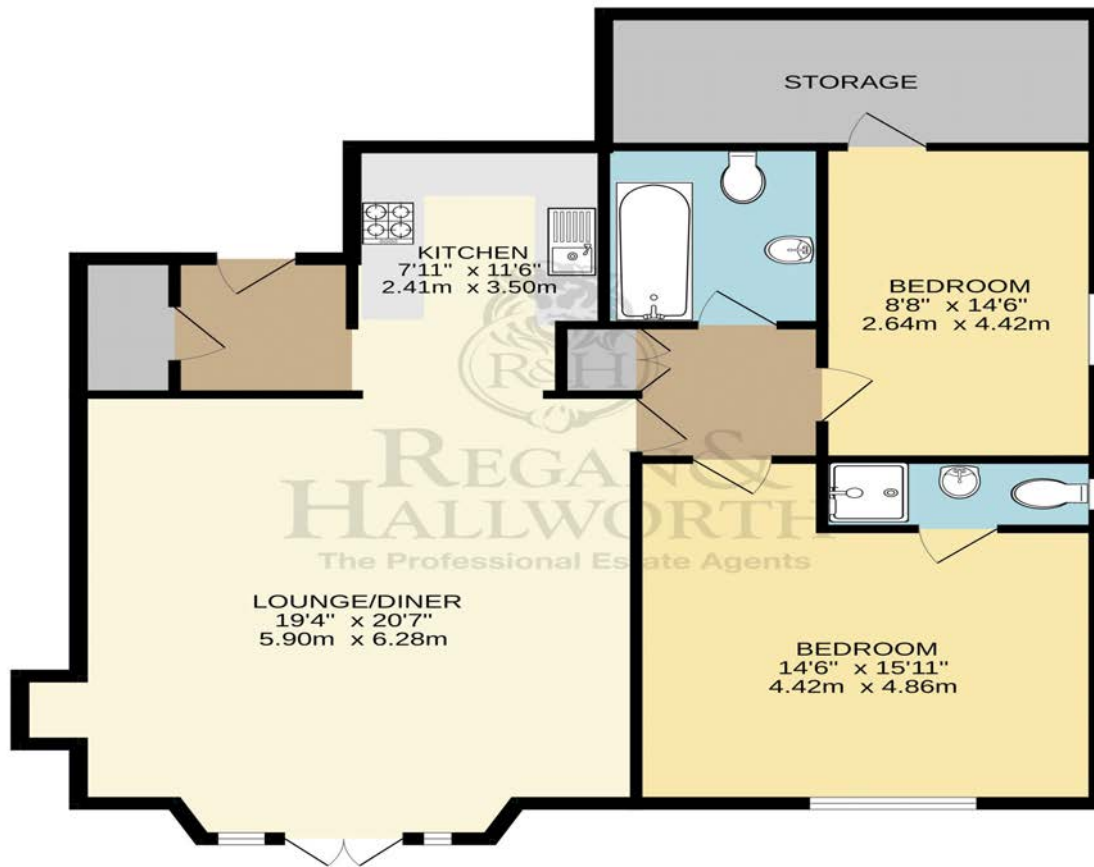


- Stunningly presented apartment
- High spec finish throughout
- Unique corner position
- Breathtaking open views
- 2 bedrooms / 1 reception room
- Generous amount of floorspace
- Superb landscaped garden
- 1048 SQFT

Easily the most coveted development in terms of apartments along the prestigious Wigan Road - 229 Wigan Road enjoys a level of demand that is unrivalled within this popular catchment area. This exclusive gated community enjoys a central, accessible location as well as stunning rural views across the Douglas Valley toward Haigh at the rear. Apartment number 12 enjoys what is comfortably the best spot within the development, right in the corner, plus also boasts the very unique feature of its own stunning courtyard-style garden to sit out. Easily accessible round the back of the building, our clients are able to park next to the apartment and walk in through their own private access point, without having to go through the main building. Internally the apartment has been significantly enhanced & remodelled by the current owners who have cleverly opened up the layout, creating a more contemporary open plan feel. Our clients have re-insulated the property, changed floorings, redecorated, installed a new boiler & radiators plus replaced all the windows too. The result is a living space that feels brand new & simply must be viewed to be appreciated. In total, the apartment provides 1048 square feet, making it one of the largest styles built here & in brief comprises; a stunning main lounge with French Doors leading out onto the garden. The lounge also incorporates the sleek, upgraded kitchen which is finished with quartz worktops & a range of quality appliances. There are two double bedrooms with fitted units to the master & an en-suite, plus a newly fitted principal bathroom suite. Another feature of the apartment is internal access into its own storage unit (most are only accessible outside of their apartments) & is currently used as a walk-in wardrobe. Outside, there are exceptional, breathtaking views across Douglas Valley and toward Haigh Hall at the rear. The garden has been completely overhauled and is finished with superb porcelain tiles, a low maintenance synthetic lawn & various seating areas. Locally, the apartment rests close to the popular Boars Head Pub, plus is equidistant to the bustling village of Standish & the market town of Wigan. Viewings are highly recommended on this exceptional property.



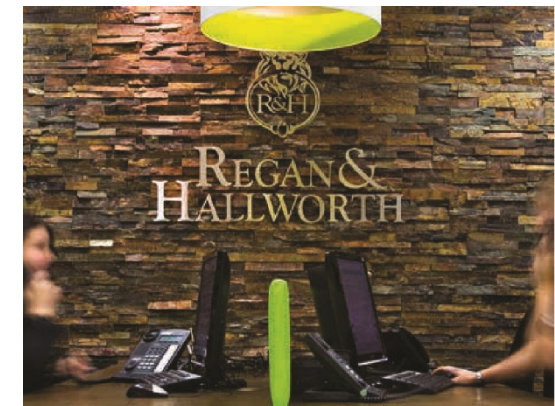
GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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