

FOR SALE

Apt 3 229, Wigan Road, Standish, WN1 2RF



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Stunning luxury apartment with wonderful open views across Haigh & no onward chain



- Stunning ground floor apartment
- Superior open plan design
- Wonderful open views to rear
- Available chain free
- 2 bedrooms / 1 reception room
- Beautifully maintained
- Highly coveted development
- 937 SQ.FT

Comfortably 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 development enjoys a central, accessible location as well as stunning rural views across the Douglas Valley toward Haigh Hall at the rear.

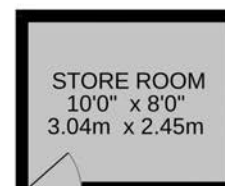
Apartment number 3 enjoys all the convenience of being ground floor making it easily accessible for clients plus the property is offered to the market with the additional benefit of no chain delay. Internally the apartment boasts not only one of the best spots in the development but offers one of best layouts too, offering a superbly proportioned open plan 20' x 29' combined living room / kitchen diner which is the hub of the property. The high quality fitted kitchen is finished with a range of integrated appliances, a breakfast bar plus granite worktops.

The spacious & light living area boasts a feature bay window with Juliette balcony which creates a nice focal point to the room and takes full advantage of magnificent view enjoyed across the Douglas Valley towards Haigh Hall. There are two bright, double sized bedrooms, the largest master bedroom boasts its own en-suite shower room and also enjoys the beautiful rural views. There is also a quality principal bathroom suite. Furthermore, on the lower ground floor, accessed via stairs or lift access is an extremely useful private and secure storage area that has power & lighting. 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. No chain delay.





GROUND FLOOR 937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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