

FOR SALE

16 Brideoake Court, Wellington Place, Standish, WN6 0FH

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

 ESTD
1996



16 Brideoake Court, Wellington Place, Standish, WN6 0FH

Exceptional two bed over 60's modern apartment located in the heart of Standish



- Exceptional upper floor apartment
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Walking distance to village amenities
- Outstanding open plan reception rooms
- Two large double bedrooms
- Gardens / parking / communal room
- 797 SQ. FT.

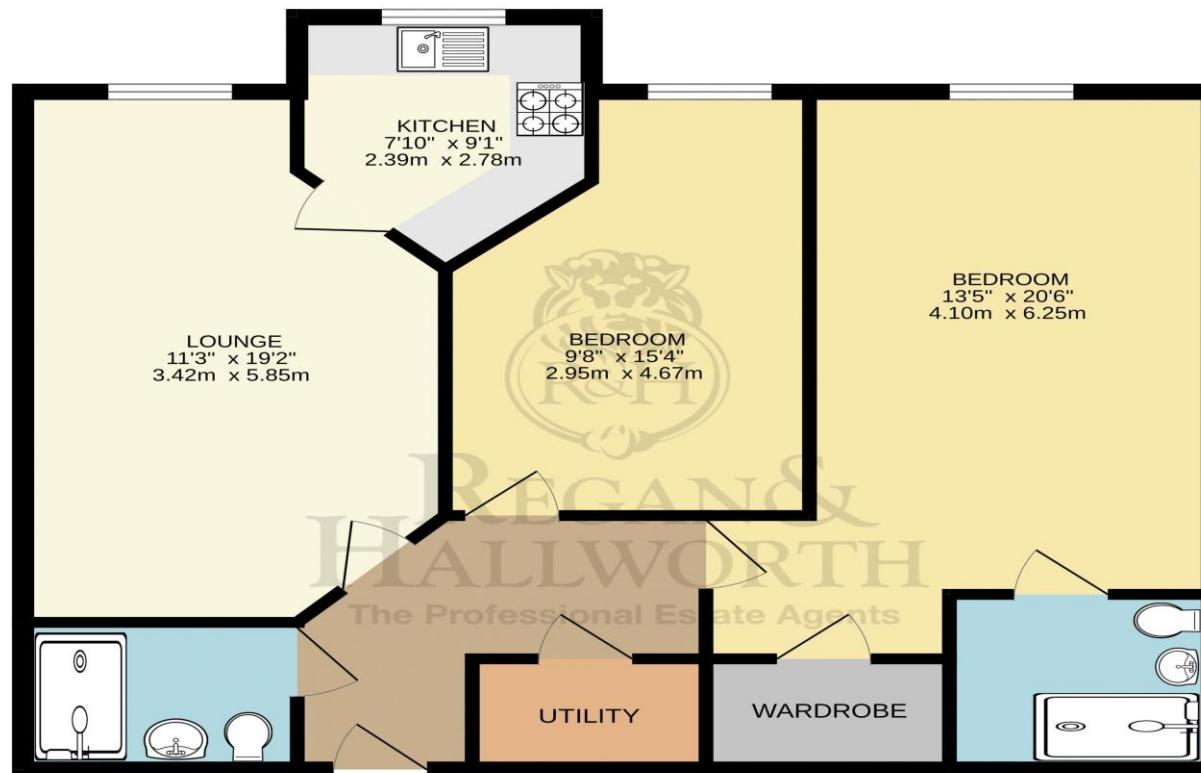
This is a truly exciting opportunity to purchase an amazing two bed modern apartment located on the Brideoake Court development in the heart of Standish village. The village offers a range of amenities, doctors and dentist. McCarthy Stone have ensured that attention to detail is forefront on this over 60's development including beautifully landscaped gardens, large communal lounge with tv and drink facilities and a guest suite that can be booked and used for visiting guests. The apartment itself has been finished to an exceptional standard offering just shy of 800 square feet of contemporary space. In brief the accommodation comprises of secure entry to communal areas and lift, spacious apartment entrance hallway with large utility cupboard, great sized open plan lounge / dining room with Juliet Balcony overlooking the gardens and a modern and well-equipped fitted kitchen. There is a large master double bedroom with fitted wardrobe and modern en-suite shower room, second great sized double bedroom and then a modern fitted family bathroom with shower. Externally there is a gated secure parking area along with mature landscaped gardens to the rear of the building there is another large garden area with patio and seating ideal for entertaining. Internal inspection is highly recommended to truly appreciate not only the stunning apartment but the fabulous communal garden's and internal areas.





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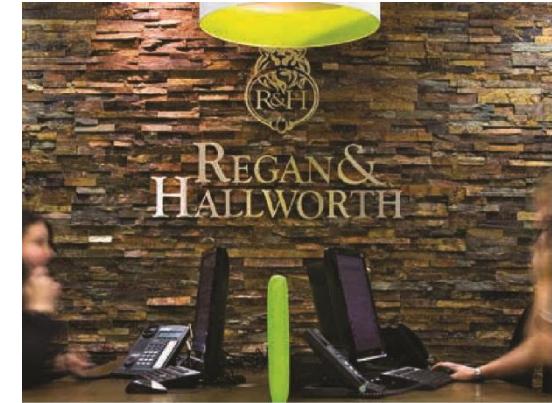
**1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.**



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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. Prospective buyers should be aware that fixtures, fittings and appliances 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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