

**TO LET**

8 Highgrove, Wigan Road, Standish, WN6 0BA

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



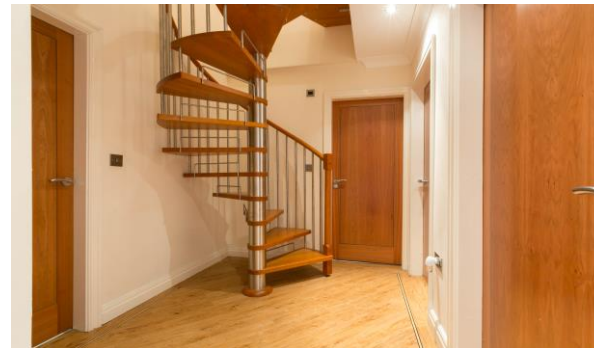
## 8 Highgrove, Wigan Road, Standish, WN6 0BA

*This state of the art three bedroom furnished apartment is one of the largest in the Wigan/Standish area.*

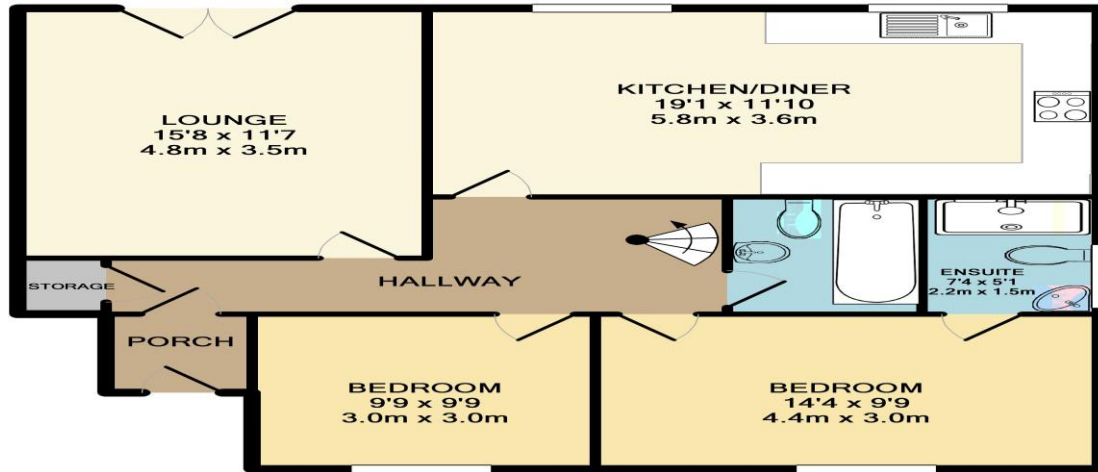


- State of the art duplex apartment
- 3 bedrooms & walk in wardrobe
- Gated & walled development
- Walking distance to village
- As big as many 4 bed detached houses
- 3 Villeroy & Bosch bathrooms
- Designer kitchen diner
- 1271 SQ.FT.

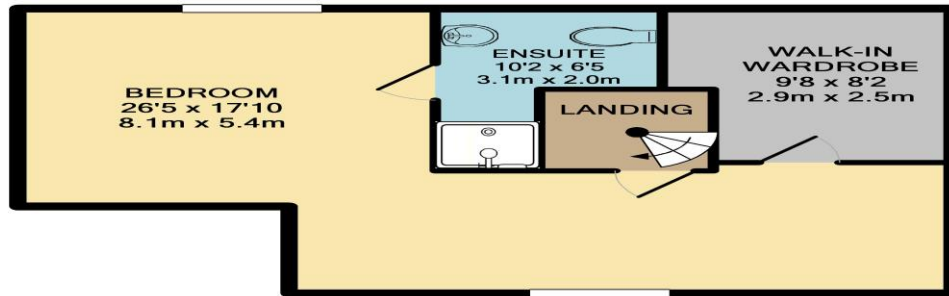
This unique state of the art three bedroom furnished duplex apartment offers in excess of 1270 SQ.FT. of internal living space making it larger than an average 4 bedroom detached home and is set within a walled and gated courtyard in an affluent area of Standish just 5 minutes walk from the Village amenities. Highgrove, 76 Wigan Road is one of Wigan's premier apartment developments and the most exclusive within the curtilage of Standish village. The main building is enclosed by a walled entrance, ornate railings and electric gates to promote privacy and peace of mind and boasts exceptionally high specifications including quality designer fittings to enhance your lifestyle, acoustic glazing, terrestrial and Sky T.V. Audio to most rooms, integrated music and intelligent lighting systems, Villeroy & Bosch bathrooms and luxurious Karndean flooring and solid Cherry wood internal doors. This apartment is the largest in the development and one of the largest in the whole Wigan area. It occupies two floors comprising entrance hallway, spacious lounge with Juliet balcony providing expanding views over Rivington Pike, three spacious bedrooms, walk-in robes to master, two en-suites plus principal bathroom and a designer fitted kitchen diner with granite work tops, integrated appliances, marble walls and porcelain floor tiles. Externally there are two designated parking spaces, communal garden areas, secure wall and electric gated boundaries.







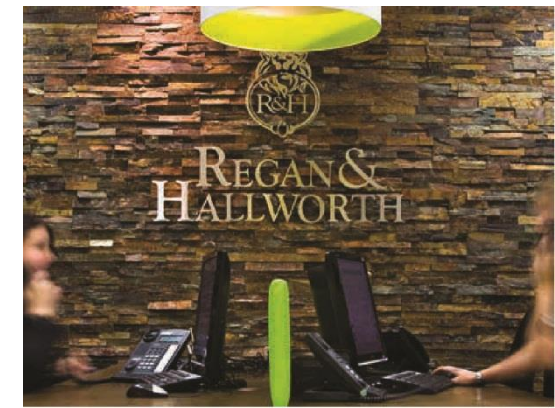
GROUND FLOOR  
APPROX. FLOOR  
AREA 841 SQ.FT.  
(78.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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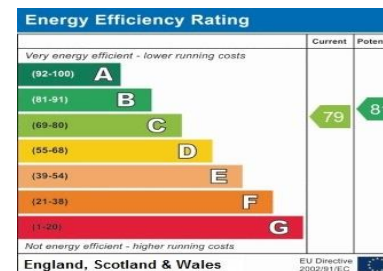
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.

[www.reganandhallworth.com](http://www.reganandhallworth.com)