

TO LET

38, Alden Close, Standish, WN1 2TS

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





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

*Lovely 2 bed ground floor apartment featuring a brand new fitted kitchen*



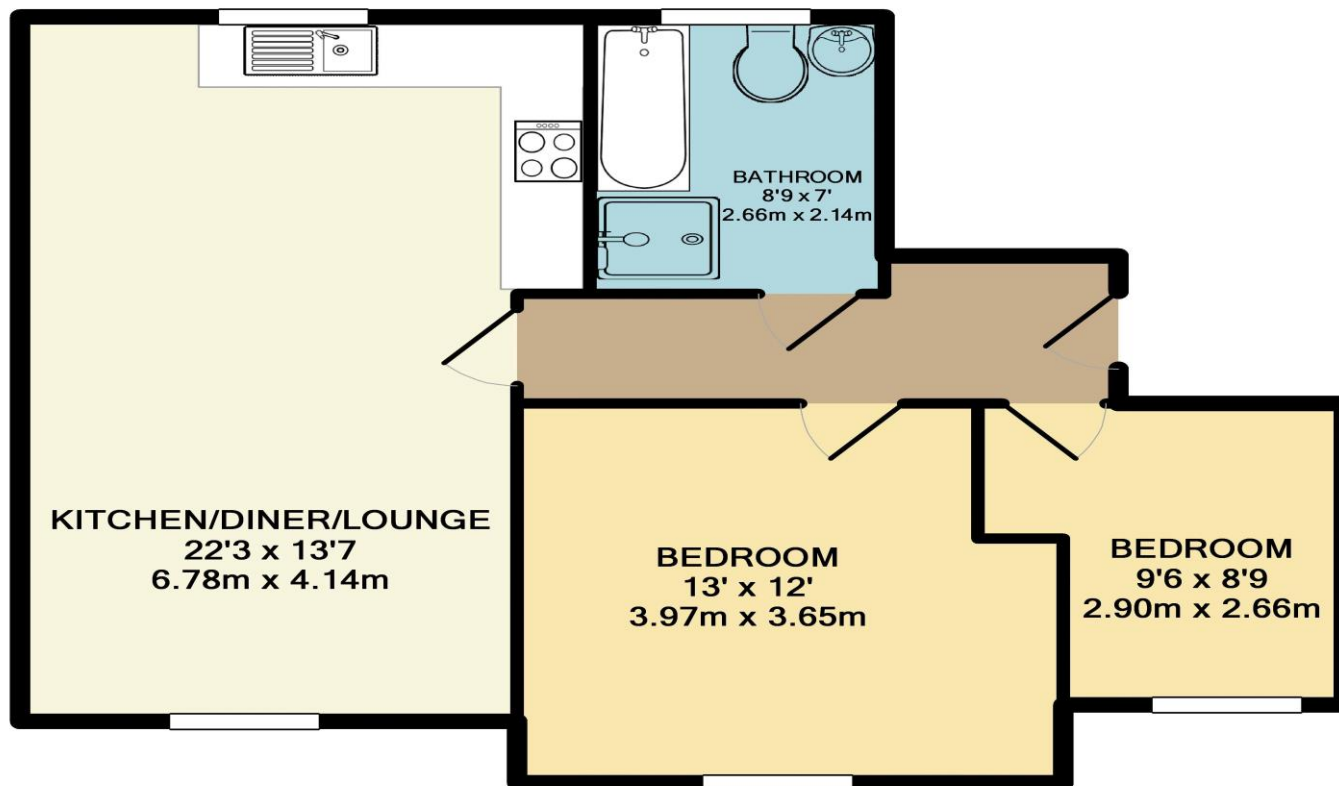
- Spacious ground floor apartment
- Overlooks River to front
- BRAND NEW FITTED KITCHEN
- Four piece family bathroom
- Unique waterside development
- Two great sized bedrooms
- BRAND NEW integrated appliances
- 616 SQ.FT.

Fantastic two bed ground floor apartment that has just benefited from a brand new high quality fitted kitchen and is set within a beautiful waterside development. This stunning ground floor two bed apartment offers a sleek and elegant finish along with spacious accommodation. Worthington Park is an attractive modern development located on the outskirts of Standish and Haigh villages that is home to a selection of family homes, town houses and purpose built apartments. Because the development is located within a conservation area the developer Morris Homes have gone to great lengths to build attractive homes, retaining original buildings as well as landscaping the development to a very high standard, giving the development an upmarket feel and a unique character often found lacking in modern builds. There are delightful open spaces and secure timber decked patio area for exclusive use of the residents. This delightful patio also looks directly over the lake that runs alongside the apartments and mews homes. Worthington Lakes, the Leeds Liverpool canal and Haigh country estate are all connected via public footpaths that are very walkable from the property. Alden Close has a living room that feels very spacious for an apartment and enjoys great aspects. A nice feature of this property is the BRAND NEW high quality kitchen that has just been fitted and includes new appliances that have never been used comprising gas hob, electric oven and integrated washing machine. There is space in the kitchen area to fit a dining table and chairs. Both bedrooms are large enough to fit double beds with storage and the quality bathroom features both bath tub and separate shower cubical. Other benefits include UPVC double glazing and gas central heating. Internal viewings are essential.









**TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 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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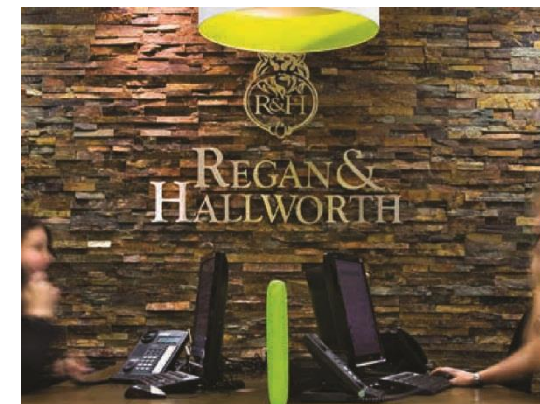
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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