

TO LET

Apt 16 229, Wigan Road, Standish, WN1 2RF

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



Apt 16 229, Wigan Road, Standish, WN1 2RF

Distinctive two bedroom loft apartment in premier apartment development

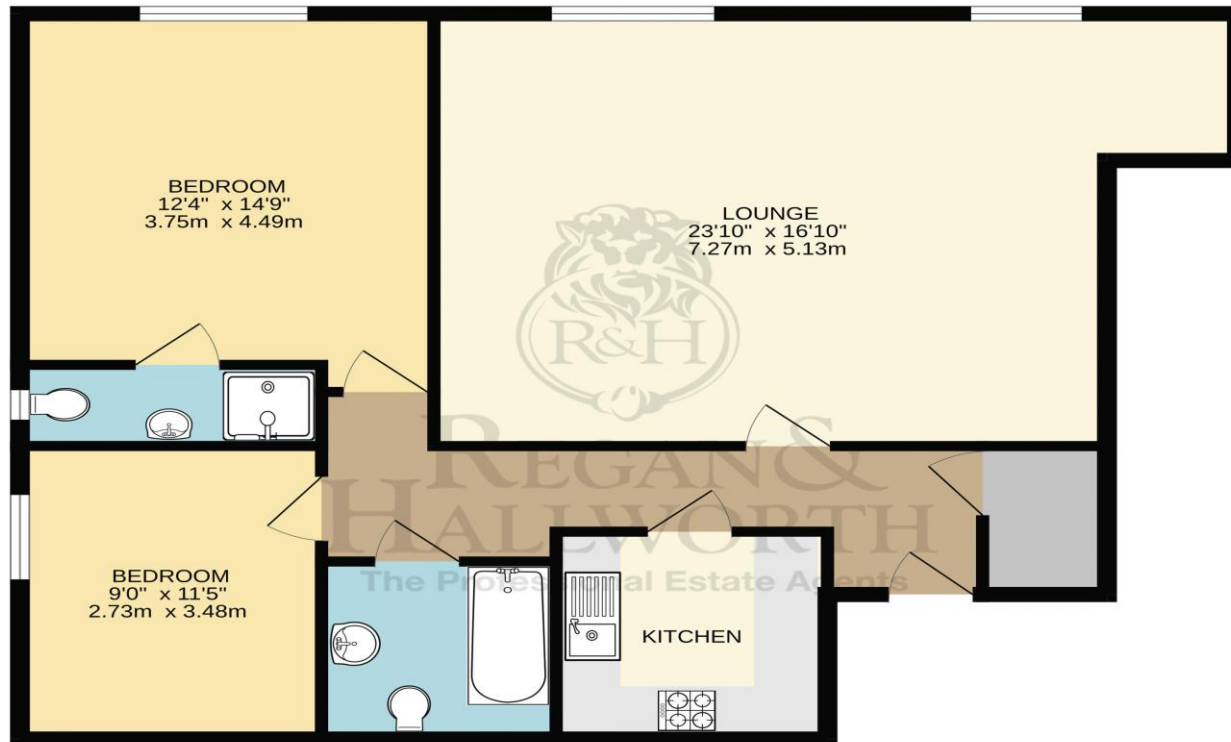


- Unique two bed loft apartment
- Premier location with open views
- Separate kitchen
- Lift access to all floors
- Stylish open plan living
- Two bathrooms
- Allocated parking
- 978 SQ.FT. in total

229 Wigan Road has earned a reputation as the area's flagship apartment development, setting a benchmark for quality, style, and convenience. In our opinion, it offers the finest apartments in the whole of Wigan – combining contemporary design, high-specification finishes, and an unrivalled location at the higher end of Wigan Lane with fantastic open views over Haigh Plantations to the rear. The development is set back in a desirable position, approached via an extensive courtyard that provides private allocated parking for residents. Inside, an attractive entrance hall with video entry system sets the tone, complemented by stylish communal areas and lift access to all floors. This particular apartment is unique within the development, offering distinctive loft-style accommodation and the rare advantage of its own private entrance hallway leading to a spacious open-plan living area that enjoys open aspects and a separate fitted kitchen that provides both practicality and style. The home further boasts two generously sized double bedrooms and two bathrooms, including a private en-suite to the master bedroom. In addition to the quality finish and thoughtful design, the location is second to none. Residents enjoy excellent transport connections, everyday amenities close at hand, and easy access to both Standish and Wigan town centre – delivering the perfect blend of convenience, comfort, and lifestyle.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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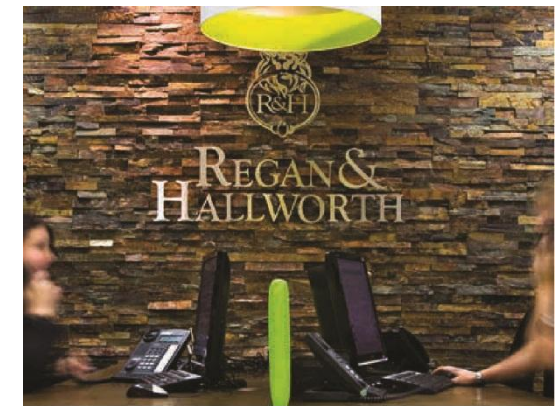
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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