

FOR SALE

78, Gardinar Close, Standish, WN1 2UN

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

 ESTD
1996



78, Gardinar Close, Standish, WN1 2UN

Beautiful ground floor apartment, perfect as a bungalow alternative.



- Beautiful ground floor apartment
- Lovely finish throughout
- Own private access
- Highly coveted development
- 2 bedrooms / open plan layout
- Ideal as bungalow alternative
- Opens onto outdoor area
- 767 SQFT

This stunning, ground floor apartment occupies an enviable location within an exclusive development, enjoying French Doors that open onto a pretty lawned area. Occupying a corner position within the building, it boasts impressive living space totalling 767 square feet making it one of the larger designs built here, plus because it is the ground floor it also would be ideally suited for any retired clients seeking an alternate to a bungalow.

Warmed by gas central heating and benefiting from double glazing, the living space is impeccably presented boasting light, contemporary decor throughout. It has its own private hallway and affords an expansive open plan reception room / dining area incorporating a stylish upgraded kitchen with integrated appliances & French Doors that open out onto a garden area, which whilst this is technically communal, is a lovely outdoor space that the owners can enjoy. It also means that clients have their own private access into the apartment without the need to go through the entrance hallway too. The master bedroom is spacious & benefits from its own fitted units plus a stunning, en-suite, plus there is another double sized bedroom and a full-sized bathroom.

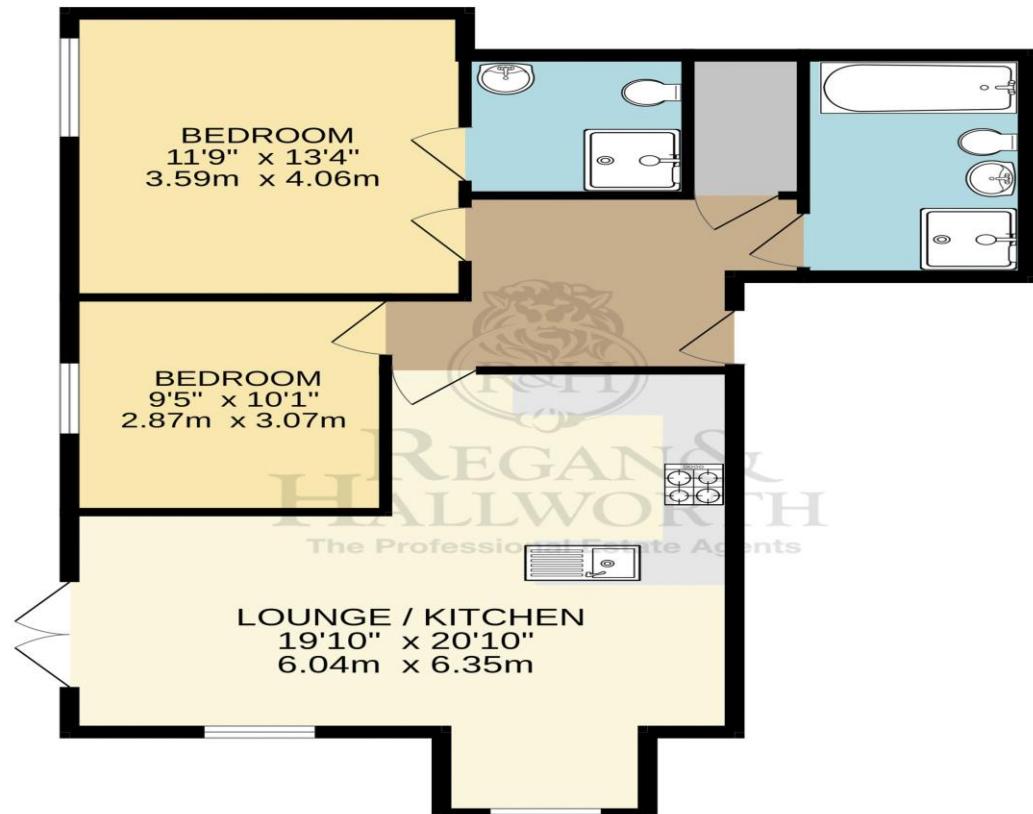
Worthington Park itself is an award-winning development which has been designed to reflect local architecture and landscaping. It is located near to the Worthington Reservoirs and provides beautiful scenery equipped with picnic sites, paths and access to the Red Rock & Haigh Hall Country Park. Externally the property provides an allocated private parking space plus there are communal decked patios that rest alongside the a pretty duckpond known locally as the Lagoon. Viewing is essential to fully appreciate the size, individual qualities and views it has to offer and is perfect for young couples plus retired clients alike. Early viewings are essential.





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GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



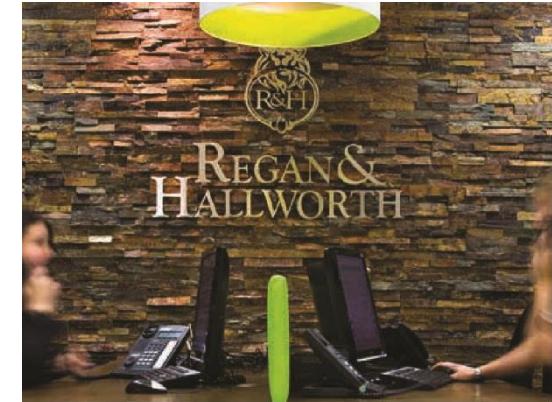
TOTAL FLOOR AREA : 767 sq.ft. (71.2 sq.m.) approx.

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 general purpose 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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com