

42, Gardinar Close, Standish, WN1 2UN



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Exceptional penthouse apartment with stunning lagoon views



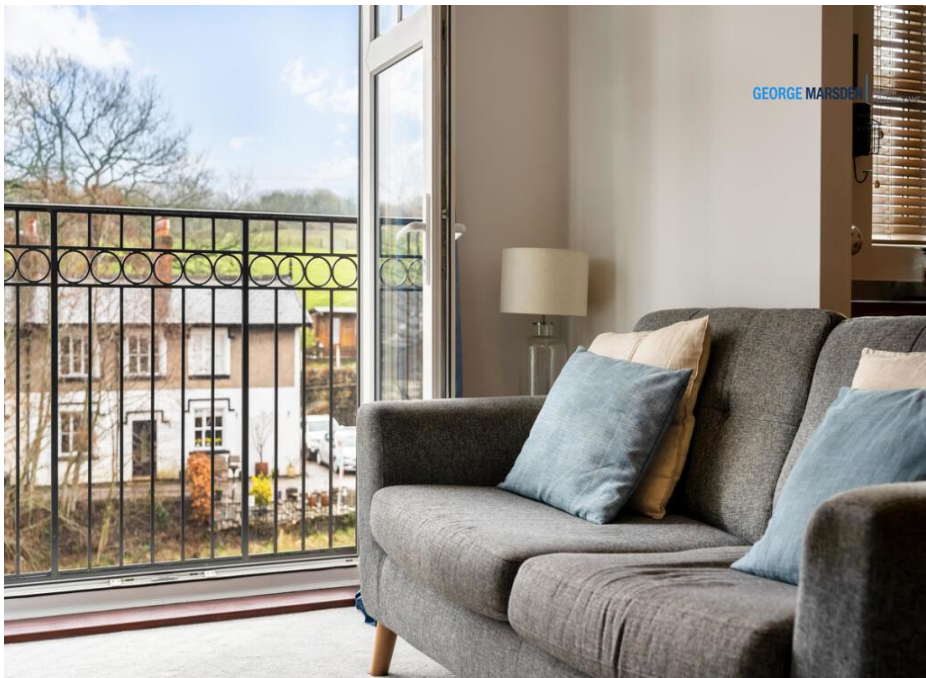
- Exceptional top-floor penthouse
- Peaceful & scenic waterfront setting
- Two generous double bedrooms
- Gated waterfront seating area
- Stunning uninterrupted lagoon views
- Spacious open-plan living & kitchen
- Allocated parking & landscaped gardens
- 636 SQ.FT.

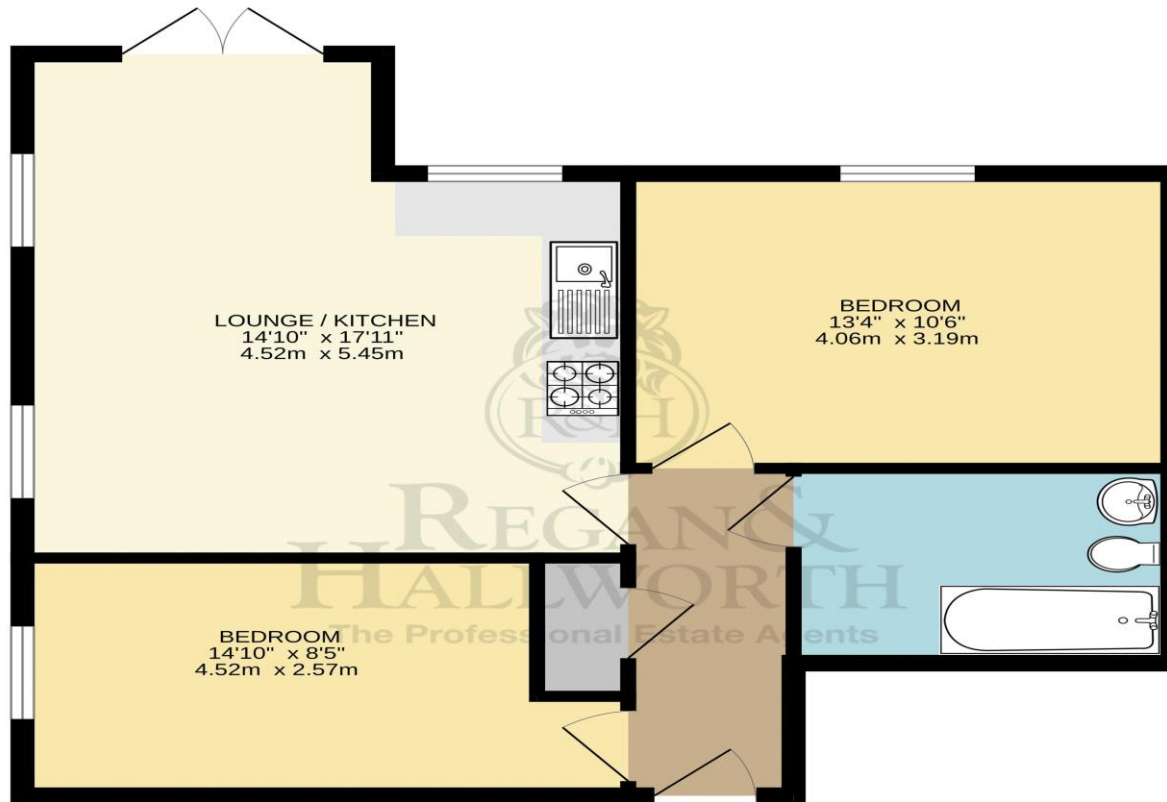
Occupying what is arguably one of the finest positions on the entire development, this impressive top-floor penthouse apartment enjoys a wonderfully private and elevated setting, with uninterrupted views across the lagoon to the rear. Combined with its peaceful surroundings and attractive Juliet balcony, this is a home that offers a genuinely special sense of place. Welcome to Gardinar Close, a beautiful and tranquil setting where landscaped communal gardens, waterfront views and a relaxed atmosphere combine to create an enviable residential environment. The lagoon provides a particularly picturesque backdrop, with the gated waterfront seating area offering residents a lovely place to sit, relax and enjoy the surroundings.

Inside, the apartment has been beautifully maintained and presented to a high standard, with a well-planned layout designed for modern living. An inviting entrance hall leads into the impressive open-plan living space, where the lounge and kitchen combine to create a bright and sociable heart to the home. The Juliet balcony allows the stunning outlook to be enjoyed from within, whilst the contemporary fitted kitchen includes integrated appliances and plenty of storage. There are two generously proportioned bedrooms, offering excellent flexibility for couples, downsizers, professionals or those requiring a dedicated guest room or home office. A contemporary family bathroom completes the accommodation.

Externally, the property benefits from allocated parking, beautifully maintained communal gardens and the aforementioned gated waterfront seating area. The overall setting is peaceful and scenic, yet remarkably convenient. The location is another major attraction, with Standish close by and Wigan town centre easily accessible, providing an excellent choice of shops, restaurants, bars and everyday amenities. There are also excellent transport links and highly regarded local schools within easy reach. With its premium top-floor position, exceptional lagoon outlook, peaceful waterfront setting and beautifully presented accommodation, this is a particularly appealing apartment and one that we expect to attract considerable interest. A truly special position within the development — early viewing is highly recommended.







TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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