

FOR SALE

29, Gardinar Close, Standish , WN1 2UN



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Superb end townhouse property situated on Worthington Park in Standish.



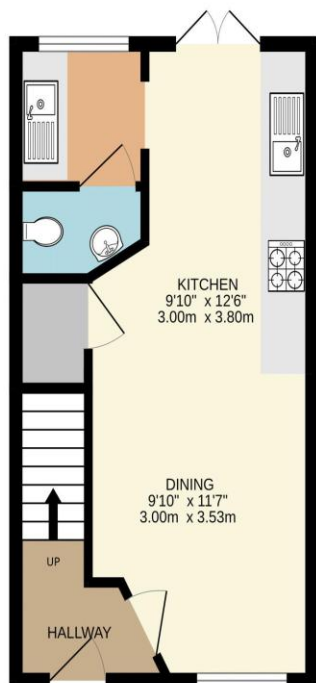
- Excellent sized end town-house property
- Open plan kitchen / dining / family room
- Family bathroom and en-suite
- SOLD WITH NO ONWARD CHAIN
- Super sized reception rooms
- Three good sized bedrooms
- Gardens and allocated parking
- 940 SQ. FT.

A fantastic opportunity to purchase a modern three-bedroom end town house on the highly sought-after Worthington Park development in Standish. Offered for sale with no onward chain, Gardinar Close is ideal for first-time buyers or growing families looking for extra space. Tucked away at the end of the estate road, the property benefits from a larger garden plot, additional side space and attractive riverside views to the side and rear. Internally, the accommodation is arranged over three floors, providing flexible living space throughout. Standish village, with its excellent amenities, schools, public transport links and access to the M6 motorway network, is just a short distance away, along with scenic walks around Worthington Lakes. In brief, the property comprises an entrance hallway, a spacious open-plan kitchen, dining and family room, with the kitchen fitted with a range of wall, base and drawer units plus selected appliances. There is also a utility room, cloakroom WC and double doors opening onto the rear garden. The first floor features an excellent formal lounge/sitting room and the first of three well-proportioned bedrooms. On the second floor, there is a master bedroom with en-suite shower room, a family bathroom and a third bedroom to the front. Externally, the property offers allocated parking, a gated garden area to the front and side, and a private, secure rear garden overlooking the stream. Internal inspection is highly recommended to fully appreciate the property's versatile accommodation and outstanding location.

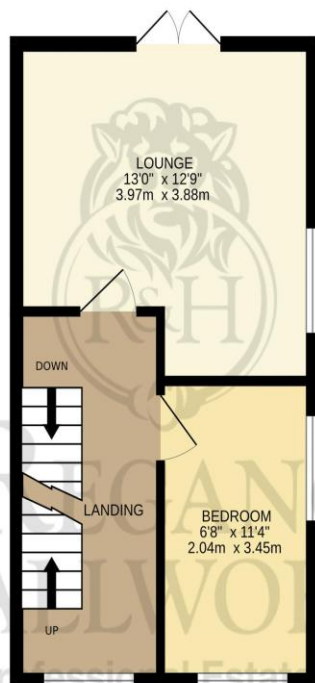




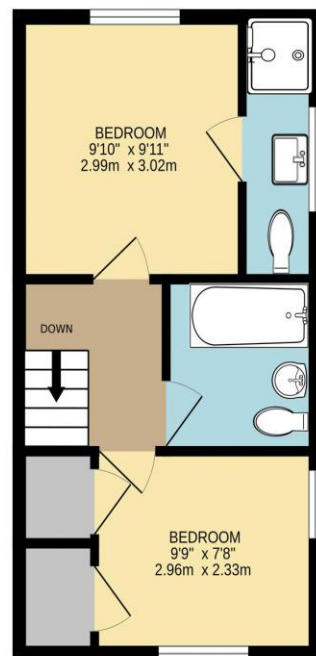
GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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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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