

FOR SALE

26, Gardinar Close, Standish, WN1 2UN



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Substantial family home offering an astonishing 2132 SQFT & a wonderful waterside aspect



- Substantial family home
- Beautifully presented throughout
- Wonderful waterside aspect
- Highly prized development
- 4 generous double bedrooms
- Astonishing amount of floor space
- Superb, decked patio alongside water
- 2132 SQFT

This is an excellent opportunity to purchase a truly impressive and extremely spacious family home which is located over four floors. Gardinar Close enjoys a stunning waterside view overlooking a pretty pond known locally as The Lagoon, plus totals an astonishing 2132 square feet of high quality and contemporary living space making these houses comfortably the best value for money in the area. Located on the Worthington Park estate, a smart & award-winning development set within a scenic conservation area that borders Haigh stunning country park, boasting hundreds of acres of woodland and Standish Village. The village of Standish itself is only a short drive away, as are both the M6 and M61 motorways and schools for all ages. These popular Morris Home houses are noted for their stylish design and keen attention to detail. Comfortably the largest style on the estate & therefore perfect for any growing family in need of a significant amount of living space. What really sets Gardinar Close out from the competition, however, is that it backs directly on to the lake with a superb, decked patio.

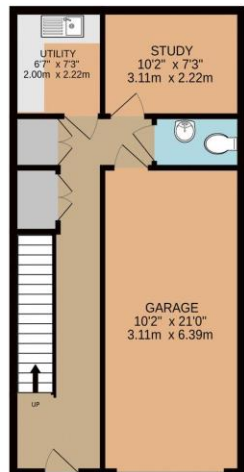
The accommodation briefly comprises of ground floor entrance hallway, utility room, store cupboards, study / gym, integral garage and cloak room wc. Up on the first floor the landing opens to give access into a stunning family lounge / sitting room with French doors leading out onto the private decked garden patio, which enjoys the wonderful waterside aspect. There is then a beautifully fitted contemporary style kitchen / dining room boasting a range of wall, base and drawer units along with integral appliances. Up on the second floor there is a large master double bedroom with Juliette style patio doors overlooking the Lagoon and then a modern fitted en-suite bathroom with corner shower unit and separate bath, there is a large second bedroom situated to the front. Up on the third floor the centrally located landing area opens to give access to another modern four piece family bathroom and then two equally sized large double bedrooms one to the front and one to the rear.

Externally there are landscaped gardens to the front with long driveway giving access to the integral garage. Viewings are recommended to fully appreciate the superb space, outstanding finish and excellent location.





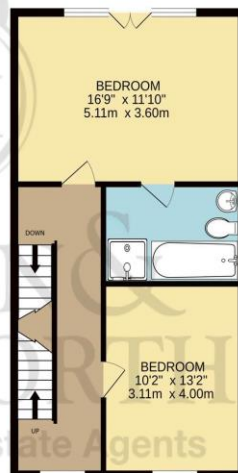
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



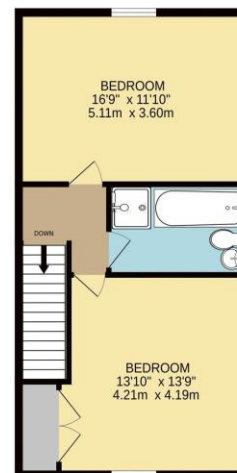
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



3RD FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.1 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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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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