

TO LET

38, Alden Close, Standish, WN1 2TS

REGAN & HALLWORTH
The Professional Estate & Letting Agents



38, Alden Close, Standish, WN1 2TS

Lovely 2 bed ground floor apartment featuring a high quality fitted kitchen



- Spacious ground floor apartment
- Overlooks River to front
- Modern fitted kitchen
- Four piece family bathroom
- Unique waterside development
- Two great sized bedrooms
- Integrated appliances
- 616 SQ.FT.

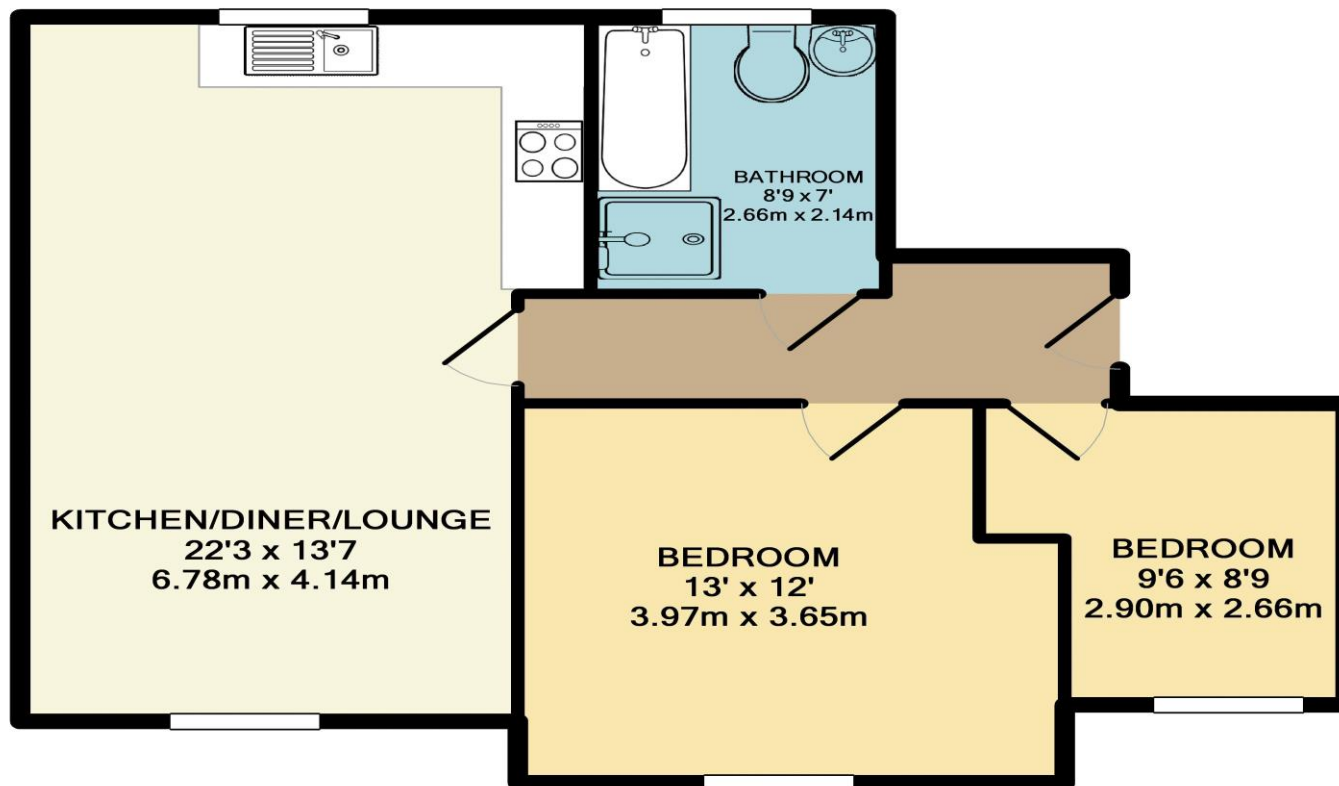
Fantastic two bed ground floor apartment with a high quality fitted kitchen and is set within a beautiful waterside development. This stunning ground floor two bed apartment offers a sleek and elegant finish along with spacious accommodation. Worthington Park is an attractive modern development located on the outskirts of Standish and Haigh villages that is home to a selection of family homes, town houses and purpose built apartments. Because the development is located within a conservation area the developer Morris Homes have gone to great lengths to build attractive homes, retaining original buildings as well as landscaping the development to a very high standard, giving the development an upmarket feel and a unique character often found lacking in modern builds.

There are delightful open spaces and secure timber decked patio area for exclusive use of the residents. This delightful patio also looks directly over the lake that runs alongside the apartments and mews homes. Worthington Lakes, the Leeds Liverpool canal and Haigh country estate are all connected via public footpaths that are very walkable from the property.

Alden Close has a living room that feels very spacious for an apartment and enjoys great aspects. There is space in the kitchen area to fit a dining table and chairs. Both bedrooms are large enough to fit double beds with storage and the quality bathroom features both bath tub and separate shower cubical. Other benefits include UPVC double glazing and gas central heating. Internal viewings are essential.







TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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