

FOR SALE

28, Gardinar Close, Standish, WN1 2UN

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 28, Gardinar Close, Standish, WN1 2UN

Luxury, recently renovated family home with stunning waterside views & 2132 SQFT.



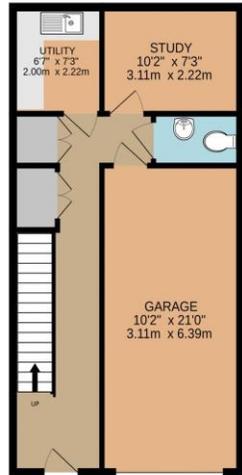
- Stunning & substantial family home
- Recently renovated throughout
- Luxury en-suite
- Close to Standish / Haigh
- 4 generous double bedrooms
- High spec finish
- Wonderful waterside aspects
- 2132 SQFT

Enjoying a stunning waterside view & totalling an astonishing 2132 square feet of high quality, contemporary living space - this impressive, 4 storey family home comfortably represents the best value for money for a modern property within the Standish area. Located on the Worthington Park estate, a smart & award winning development set within a scenic conservation area that borders Haigh and Standish Village - 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 number 28 Gardinar Close out from the competition however, is that it backs directly on to the lake with a smart patio area. Immaculate presentation, a stunning finish, plus an enhanced layout internally are all complimented by light and modern decor that is presented to a standard that must be viewed internally to be appreciated. Bought less than 12 months ago, our clients have improved the property considerably, redecorating throughout, upgrading the smart fitted kitchen, adding a stylish media wall to the lounge & installing a luxury high spec en-suite & bespoke fitted units to the master suite. The result is a particularly impressive home that in brief comprises; a hallway, with a useful utility room, wc / cloaks & a home office / snug (plus internal access into the integral garage). Upstairs, there is the new & superb, fully fitted, open plan dining kitchen and spacious living room. The kitchen is finished with a range of quality integrated appliances & large breakfast bar. The impeccably finished living room benefits from the smart new media wall & contemporary inset fireplace plus French Doors that open out onto the rear garden patio, which overlooks what locals often refer to as 'The Lagoon'. Facing exactly east and benefiting from lots of early morning sun through to late afternoon is another key design feature of Lakeside Mews & the outside area boasts quality composite flooring & superb fencing. The second floor and third floor both provide two double bedrooms, with the master bedroom boasting its own particularly large & high spec 4-piece en-suite, newly fitted wardrobes and a Juliette Balcony with waterside views, plus there is a modern family bathroom. To the front of the property is a driveway which leads to an integral garage. Locally, Gardinar Close sits just off Haigh's doorstep - a stunning country park boasting hundreds of acres of woodland. The village of Standish itself is only a short drive away, as are both the M6 and M61 motorways. Early viewings are highly recommended.





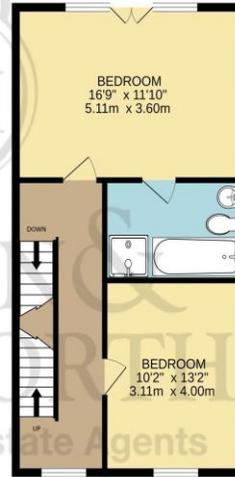
GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



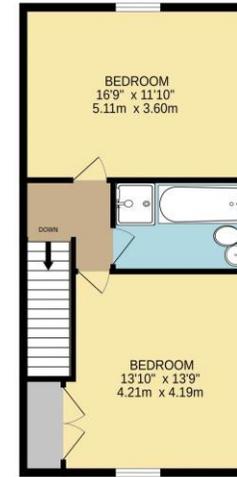
1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



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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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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