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## **19 Gardinar Close, Standish, Wigan, Lancashire, WN1 2UN**

**£175,000**

An impressive three storey town house forming part of the sought-after Morris Homes development at the junction of Chorley Road and Rectory Lane within a desirable residential area convenient of Haigh Country Park and Worthington Lakes on your doorstep.

The property was constructed approximately ten years ago and is finished to a high standard, there is central heating and double glazing and the accommodation briefly comprises; to the ground floor, reception hall, shower room, utility room and third bedroom/study. To the first floor there is a large front lounge and fully fitted dining kitchen at the rear. To the second floor there are two double bedrooms both with en-suites, whilst to the outside there is driveway parking to the front, an integral garage and low maintenance rear garden.

Early viewings are essential to appreciate the quality of the accommodation on offer.

## 19 Gardinar Close, Standish, Wigan, Lancashire, WN1 2UN

### \*Ground Floor\*

#### Reception Hall

Double glazed door, tiled flooring and central heating radiator.

#### Inner Hall

Built in cupboard, central heating radiator and stairs to first floor.

#### Shower Room/W.C

Shower cubicle, laminate flooring, low level WC, washbasin and central heating radiator.

#### Utility Room

**7'10 x 6'2 (2.39m x 1.88m)**

Single drainer sink unit and double glazed window.

#### Bedroom three/study

**8'9 x 8 (2.67m x 2.44m)**

Double glazed window to the rear and central heating radiator.

### \*First Floor\*

#### Large front lounge

**18'8 x 14'6 (5.69m x 4.42m)**

Two double glazed windows to the front and central heating radiator.

#### Family dining kitchen

**14'6 x 8'9 (4.42m x 2.67m)**

Two double glazed windows to the rear, high gloss black wall and base units, single drainer sink unit, oven with hob and extractor, central heating radiator and plumbed for a dishwasher.

### \*Second Floor\*

#### Bedroom One

**14'6 x 11'8 (4.42m x 3.56m)**

Two double glazed windows to the front, fitted robes and central heating radiator.

#### En-suite bathroom/W.C

Bath with shower over, tiled relief, low level WC, washbasin and central heating radiator.

#### Bedroom Two

**14'6 x 8'9 (4.42m x 2.67m)**

Double glazed window to the rear and central heating radiator.

#### En-suite shower room/W.C

Shower cubicle, low level WC and washbasin, tiled relief and central heating radiator.

#### Outside

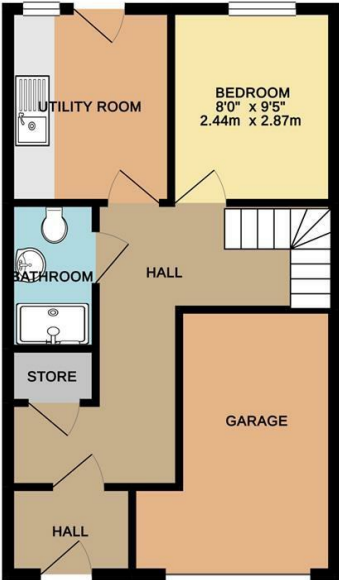
Driveway parking, integral garage.

Attractive, low maintenance rear garden.

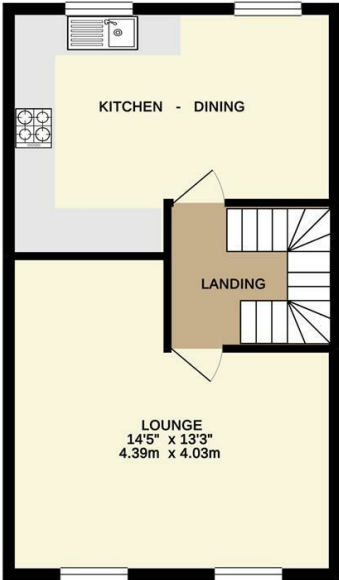




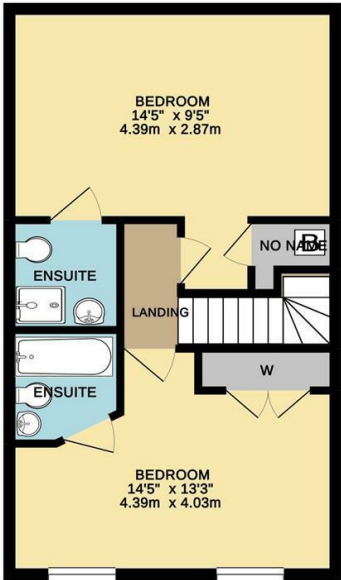
GROUND FLOOR



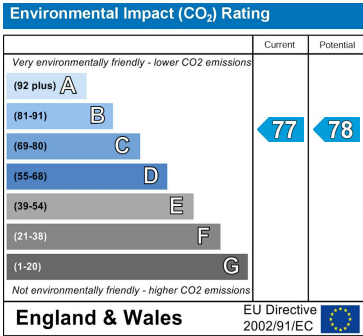
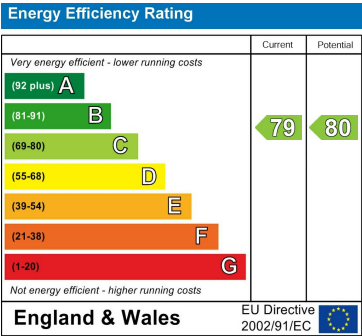
1ST FLOOR



2ND FLOOR



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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