

PETER E GILKES & COMPANY

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FOR SALE

**72 GARDINAR CLOSE
STANDISH
WIGAN
WN1 2UN**



Price: £332,000

- Deceptively spacious and stylishly upgraded Mews house
- Select setting overlooking Lake
- Four double bedrooms
- 200 sq m (2,160 sq ft) internally

Peter E Gilkes & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a guide only and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

Description: Enjoying a select setting with most attractive feature of balcony overlooking Lake which is part of the necklace of Worthington Lakes, nature reserve and habitat for extensive wildlife, a Mews style house providing deceptively spacious accommodation incorporating many stylish high-quality features and fittings.

The location is convenient for neighbourhood amenities and access into the centre of Standish and surrounding towns of Wigan, Chorley and Bolton.

Floor Plan: Floor plans are for illustration purposes only and not to scale
(To be inserted)

Accommodation: Ground Floor
(all sizes are approx) **Entrance Hall**

Rear Hall

Store under stairs.
Cloaks cupboard.

Access to –

Garage 6.2m x 3m (20'4 x 10')

Cloak Room

Pedestal wash basin, WC, central heating radiator.

Study/Gymnasium 3m x 2.5m (10'1 x 7'8)

Central heating radiator.

Utility Room 2.3m x 1.8m (7'6 x 6')

Base cupboards, contoured worktops, inset sink unit, plumbing for washing machine, central heating radiator.

First Floor

Landing

Central heating radiator.

Lounge 5m x 3.8m (16'6 x 12'6)

Central heating radiator, French window onto –

Balcony 5.2m x 5m (17' x 16'4)

Overlooking Lake.

Dining Kitchen 6.1m x 3m (20'2 x 10')

Juliet balcony, base cupboards with drawers and worktop, inset four ring gas hob with hood above, inset sink unit, double oven, integrated fridge and freezer, larder unit. Peninsula unit separating –

Dining Area

Central heating radiator.

Second Floor

Landing

Central heating radiator

Bedroom 1 5.1m x 3.7m (16'7 x 12')

Central heating radiator, Juliet window.

Ensuite Bathroom

Panelled bath, WC, wash basin, tiled shower cubicle, heated towel rail.

Bedroom 2 5.1m x 5m (16'8 x 10')

Landing

Bedroom 3 5.1m x 3.4m (16'7 x 11'1)

Central heating radiator, cupboard containing gas fired central heating boiler.

Bedroom 4 5.1m x 4.2m (16'7 x 13'8)

Fitting wardrobe, central heating radiator.

Bathroom

Panelled bath, WC, wash basin, shower cubicle, central heating radiator.

- Outside:** Front garden with tarmacadam driveway providing car parking space.
- Energy Rating:** The property has an Energy Performance Certificate with Band B valid until April 2031.
- Tenure:** The site is understood to be Leasehold for the residue of 999 years at a Ground Rent of £200 per annum.
- In addition, there is a Maintenance Charge for communal areas levied at £20 per month.
- Services:** Mains gas, electricity and water supplies are provided and drains connect to the main sewer.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.





