

**FOR SALE**

24, Melling Way, Winstanley, WN3 6JB

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 24, Melling Way, Winstanley, WN3 6JB

*A stunning & significantly improved 3 bedroom semi-detached family home.*

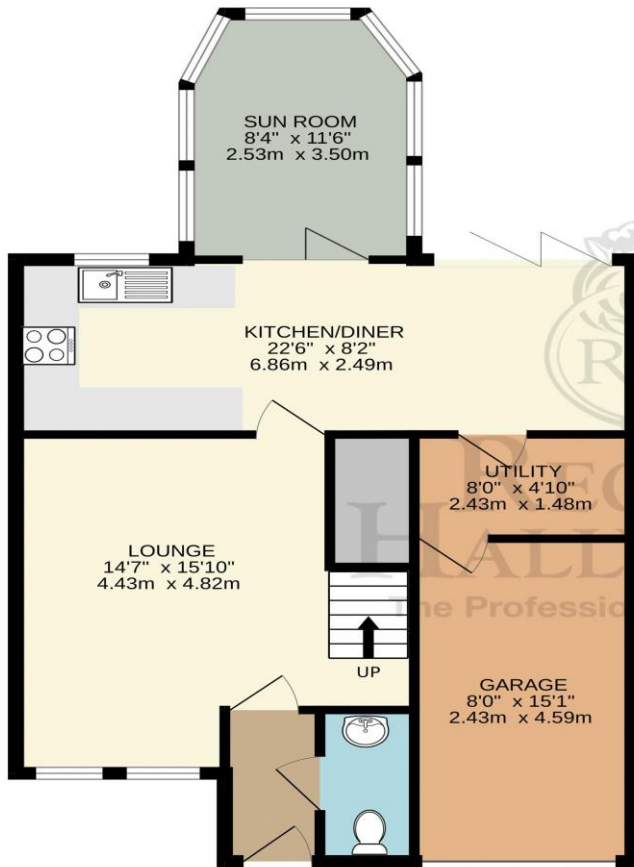


- One of best locations in Winstanley
- Large south facing garden
- Full length extension to the side
- Extensive parking & integral garage
- Rather splendid 3 bed family home
- Not overlooked to rear
- Superbly presented throughout
- 1041 SQ.FT.

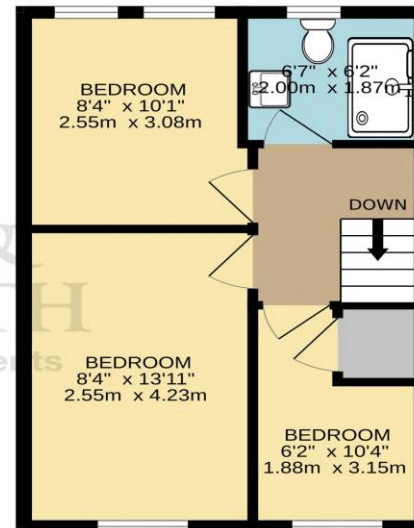
Occupying a prominent position in Winstanley (which is in our opinion one of the best locations in the area) and brimming with eye-catching kerb appeal, this stunning & significantly improved semi-detached family home has been completely transformed into a hugely impressive family home by the current owners and early viewings are highly recommended. Tucked away at the bottom of Melling Way within a pleasant cul-de-sac setting where houses seldom become available, the property boasts a large south facing plot which backs onto woodland and is not overlooked. Winstanley's shops and amenities are all close by, as are the area's excellent schools and motorway transport links. The quality of workmanship and keen eye for detail really elevate this home from the competition, with the ground floor in particular being a real selling feature; a full length extension to the side has created a garage, utility and dining room which has been incorporated into a remodelled kitchen and conservatory with insulated roof. This has resulted in nearly doubling the size of the ground floor and creating a wonderful, family friendly design that must be viewed to be appreciated. The dining room has been enhanced with bifold doors, seamlessly connecting the interior with the outdoor space. Here you step out to a decked patio that wraps around the rear of the property and enjoys the pleasant south facing aspects. The whole house has been refurbished and immaculately presented with highlights including a recently updated kitchen, bathroom and ground floor WC, all new windows and doors, an upgraded oak and chrome staircase, a stylish re-designed lounge and fitted robes to all 3 bedrooms. The side extension has been thoughtfully constructed with robust footing and structural integrity. This design consideration not only ensures the current functionality but also paves the way for potential future expansion. A discerning buyer could take advantage of this opportunity to significantly extend the first-floor accommodation according to their needs and preferences.



GROUND FLOOR  
692 sq.ft. (64.2 sq.m.) approx.

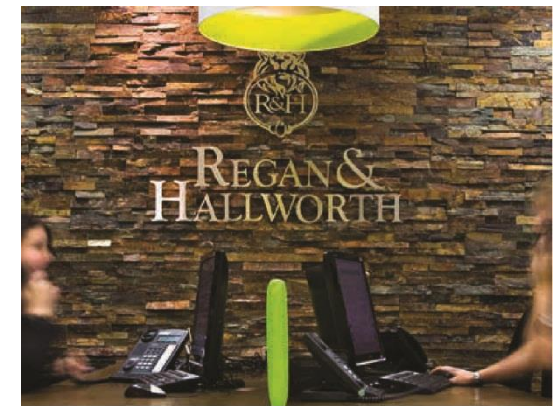


1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

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