

FOR SALE

158, Pemberton Road, Winstanley , WN3 6DB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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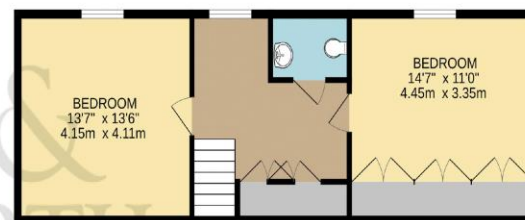
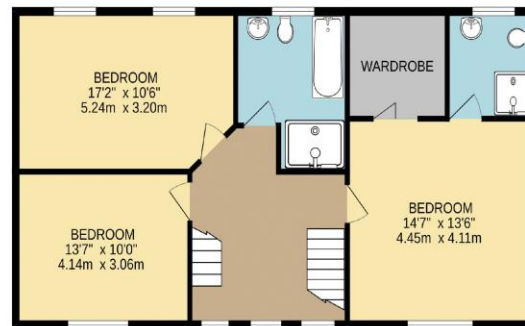
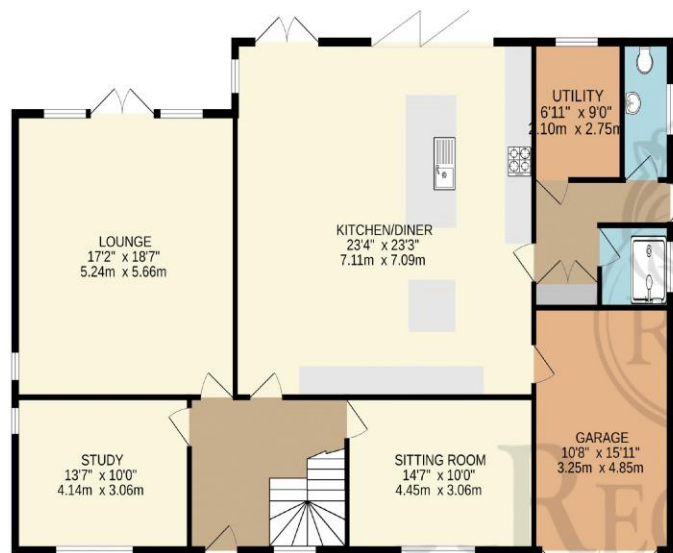
Truly stunning, five bed detached family home with impressive interior and large gardens.



- Outstanding detached family home
- Amazing open plan kitchen / dining / family room
- Three modern fitted bathrooms
- Close to schools and amenities
- Superb and versatile reception rooms
- Five large double bedrooms
- Large gardens / driveway / garage
- 3108 SQ. FT.

This is a truly rare and exciting opportunity to purchase an amazing, five bed detached family home situated along the ever-popular Pemberton Road in Winstanley. Internally Pemberton Road has been finished to an extremely high standard throughout and boasts just over 3100 square feet of contemporary accommodation set over three floors making this a special family home. The property is situated close to a range of local amenities, outstanding schools for all ages, excellent public transport links, stunning countryside and country walks from the doorstep and is just a short drive to several major motorway networks. On entering the property, you are greeted by a spacious entrance hall and an impressive feature oak staircase. Off the entrance hallway there is a great sized formal office and a lovely sitting room / snug both located to the front of the property. To the rear there is a large formal family lounge / sitting room with inset stove in the chimney and double patio doors leading out onto the landscaped gardens. There is then a large open plan kitchen / dining family room with bespoke fitted kitchen offering a range of wall, base and drawer units along with appliances and range style cooker. There is also island breakfast bars ideal for the family, large area for formal dining table and chairs with a set of patio doors and bi-folding doors leading out onto the rear garden patio. To the rear there is a large utility room with cloak room wc and a walk-in shower unit. Up on the first floor the centrally located landing area opens to give access to a large master suite with en-suite shower room and walk in wardrobe, two more large double bedrooms and then a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower. Up on the second floor there are two more large double bedrooms and a centrally located cloak room wc. Externally this impressive property is walled with a gated entrance which opens on to a large courtyard style driveway leading to an integral garage with well maintained lawn surrounded by mature plants and shrubs. To the rear there is a large, private and enclosed garden with well maintained lawn surrounded by mature hedges, amazing patio area ideal for the summer bbq and then a recently installed, purpose built detached summer house which would make an ideal home office or gym. Internal inspection of this stunning property is highly recommended to truly appreciate the deceptive size, outstanding finish and it's amazing location.





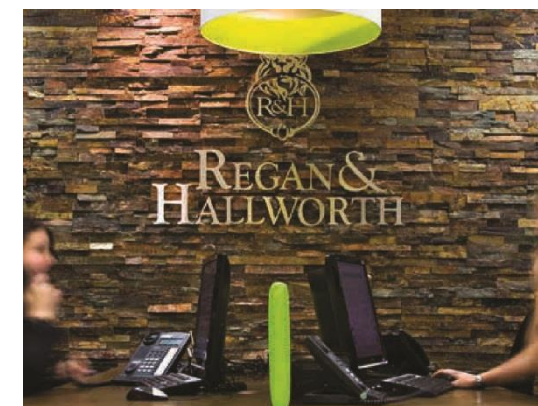
TOTAL FLOOR AREA : 3108 sq.ft. (288.7 sq.m.) approx.

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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