

FOR SALE

10, Rowton Rise, Standish, WN1 2TU

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



# 10, Rowton Rise, Standish, WN1 2TU

*This exquisite detached executive family residence has been enhanced with top-tier refinements in every aspect.*



- Exceptional detached family home
- 5 double beds / 4 luxury bathrooms
- Luxurious kitchen / High-end appliances
- Electronic gated entrance
- Remarkable open plan design
- Custom-built orangery
- Tasteful landscaped gardens
- 3645 SQ.FT.

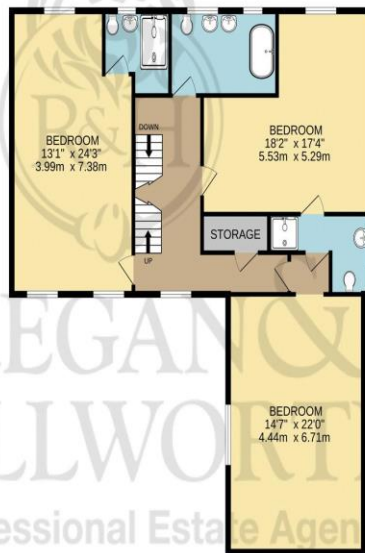
This outstanding executive detached family home has undergone extensive enhancements, resulting in a remarkable open plan design that demands an in-person visit to capture its full splendour. The front garden has been transformed with tasteful landscaping, private fencing, and an automated gate leading to a fresh resin driveway, all contributing to the home's striking street presence. The interior spans an impressive 3645 square feet of meticulously upgraded living space, reflecting the highest standards of craftsmanship and attention to detail. The residence has been thoughtfully extended and remodeled beyond its original structure, creating a unique and inviting environment. Adorned with chic, modern decor and premium flooring, the house exudes elegance. Key upgrades include a custom-built orangery, a luxurious kitchen with high-end appliances, an integral double garage which has been converted into a stylish home gym, a sleek oak and glass staircase, a beautiful lounge with bespoke media wall and 4 upscale bathrooms, elevating what was already an extraordinary dwelling. The home is move-in ready, perfect for families looking for a seamless transition. The layout includes a welcoming entrance hall with a cloakroom, a spacious lounge with media wall leading to a stylish dining room with a vaulted ceiling and bifold doors, plus the standout kitchen diner that has been expanded for an open feel & is finished with a range of quality integrated NEFF appliances, including an InSinkErator, induction hob, pop up charging post & dual temp wine coolers. The orangery, with its glass roof and underfloor heating, offers a tranquil view of the garden. Upstairs, the home offers five bedrooms & four bathrooms spread across the top two floors, an upgraded en-suite & panelled walls to the luxury master bedroom, plus there is the luxury bathroom suite with larger one way glass windows, free standing bath & double sink. Outside, the property's grounds are just as impressive, with a vast frontage, ample off-road parking on a new concrete driveway, and access to an integrated garage. The rear garden is a beautifully arranged retreat with a patio, raised flower beds, new fencing, and an exquisite deck with a pergola and lighting.



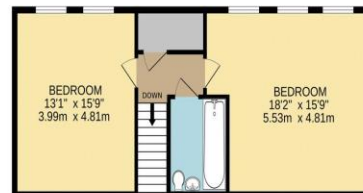
GROUND FLOOR  
1781 sq.ft. (165.4 sq.m.) approx.



1ST FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.

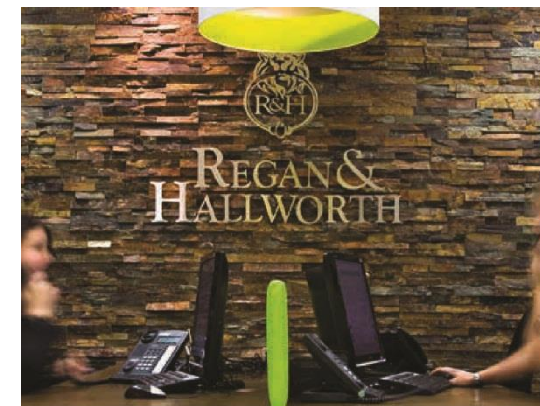


2ND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 3645 sq.ft. (338.6 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.  
Made with Metropix ©2024



**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)



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.