

FOR SALE

Flockton House , 135 Wigan Lower Road, Standish Lower Ground, WN6
8LD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



Flockton House , 135 Wigan Lower Road, Standish Lower Ground,
WN6 8LD

Totally unique detached home with annexe living set up, SQFT & 1 / 3 acre plot.



- Totally unique detached family home
- Astonishing amount of floorspace
- Wonderful wrap around gardens
- 1 / 3 acre plot
- 4 bedrooms / 3 reception rooms
- Secluded, private setting
- Self contained annexe set up
- 2547 SQFT

Flockton House is a totally unique, individual detached family home that is tucked away in a little-known secluded setting just off Wigan Lower Road in the pretty village of Standish Lower Ground. Resting within a completely private plot with gardens that extend to all sides & measure in excess of 1 / 3 acre, the home itself has been altered & extended considerably over the years & would be ideal for a growing family in need of more space. A superb, self-contained annexe with its own kitchen, bathroom & bedroom make the home also suitable for any clients with an elderly relative & the property in total offers in excess of 2500 square feet. Predominately laid across the ground floor, the home is essentially a bungalow with some additional rooms upstairs. Comprising in brief of; an entrance hallway, 4 separate reception rooms, all of which are beautifully presented, 2 bedrooms on the ground floor, a lovely fitted kitchen diner with granite worktops & integrated appliances, plus a modern shower room. A spiral staircase gives access to a loft room off the main hallway, plus there is the annexe section of the property which has its own lounge & kitchen with a staircase that leads to an elegant bedroom & smart bathroom upstairs.

Externally the plot & setting here is a key feature of the home; the gardens extend to all four sides and provide total privacy. A large circular sweeping driveway leads to the house via secure gates & there is a spacious detached garage for storage. Various little patio areas and lawns provide numerous seating areas & because of the westerly aspect to the rear, the gardens enjoy lots of late summer sun. Locally the home is close to various shops, schools and amenities plus transport links, yet really feels like it is tucked away in its own peaceful & private setting. Viewings are highly recommended.





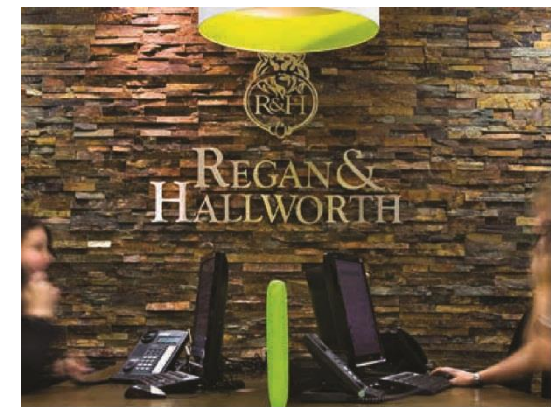
TOTAL FLOOR AREA : 2547 sq.ft. (236.6 sq.m.) approx.

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.

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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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