

**FOR SALE**

Woodlands, 97, Pemberton Road, Winstanley, WN3 6DB





## Woodlands, 97, Pemberton Road, Winstanley, WN3 6DB

*Remarkable individually designed detached bungalow in prime location backing onto Winstanley Park.*



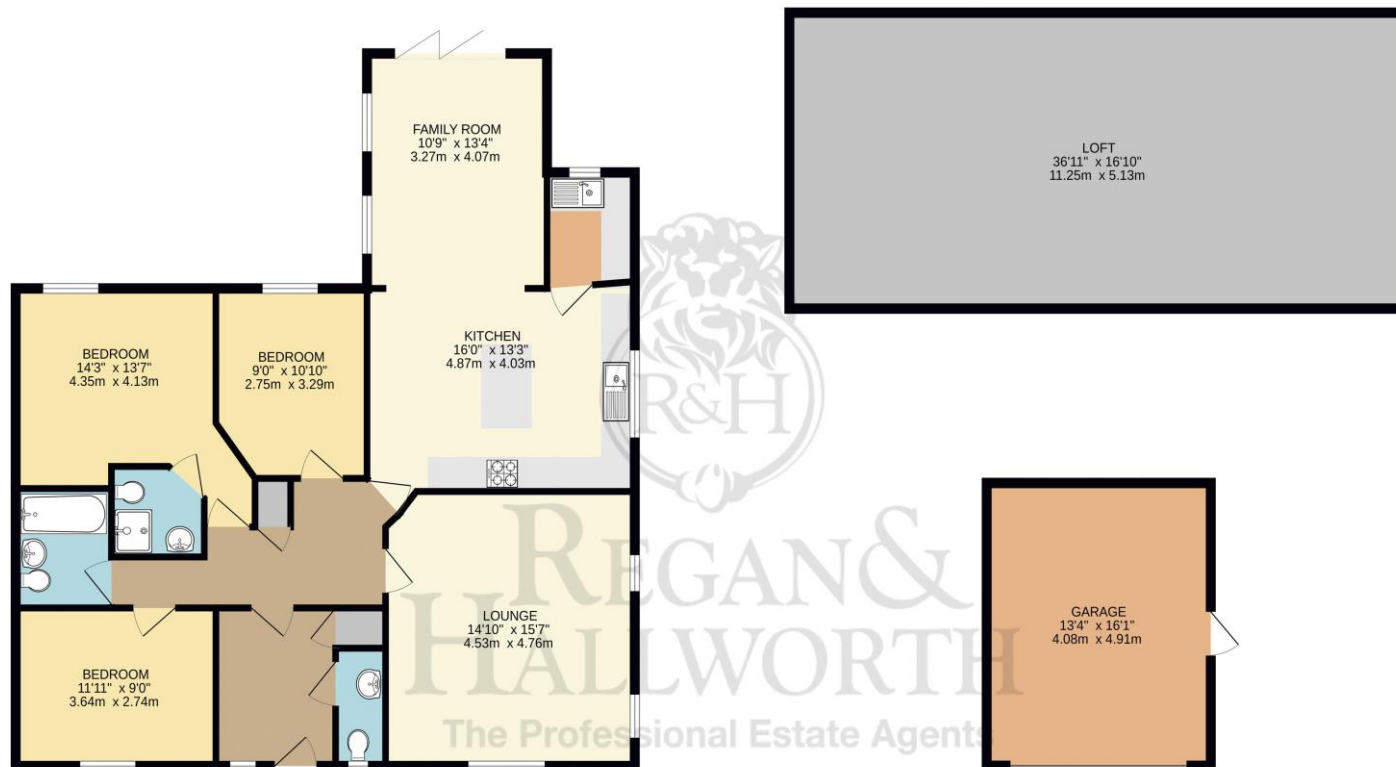
- Architect designed detached bungalow
- Orangery with wood burner & Bifolds
- Landscaped front & rear gardens
- Large garage & substantial loft
- Bespoke high specification build
- Three double bedrooms
- Lovely woodland aspects
- 1388 SQ.FT. / Freehold

The Woodlands is a stunning, recently built bungalow located at the higher end of Pemberton Road in a beautiful spot backing directly onto Colliery Wood and Winstanley Park. This contemporary home, designed and constructed to an exceptionally high standard, meets all 21st-century requirements. The master bedroom features spacious fitted wardrobes, and the property stands out from typical developer-built homes due to its bespoke design and superior craftsmanship. Constructed with high-quality materials, including Marshall reproduction handmade bricks and complementary slate tiling, the bungalow boasts high ceilings and solid walls. The clients have recently refurbished all the rooms and added a luxurious open plan orangery extension to the rear featuring a cosy wood burner and a stylish roof lantern and bifold doors that flood the room with natural light and provide great aspects over the gardens and woodland beyond. High quality fixtures and fittings have been used throughout the property which includes a spacious sitting room with feature fireplace, welcoming reception hallway, large open plan kitchen diner with central island, useful utility room and guest cloakroom/WC. There are also three bedrooms, an ensuite to master and principle bathroom. The high-quality finish extends to the exterior, with beautifully landscaped, low-maintenance gardens perfect for outdoor living, featuring patio and seating areas. Additionally, there is a fantastic garden room with a treated wood and slate roof and a detached double garage built to the same high specifications as the bungalow. Designed by the architect with a large loft room, the property offers excellent ceiling height and two windows on either side, making it ideal for use as a large hobby room. It also provides scope for easy conversion into two or more bedrooms and an additional bathroom, subject to necessary planning approval. In our opinion, this is one of the finest bungalows in the Wigan area. Viewing is essential and available by appointment.



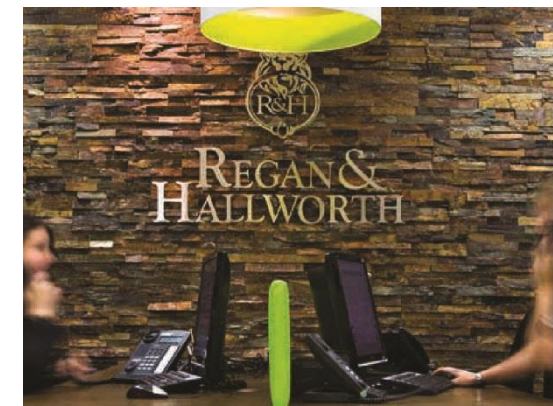






**TOTAL FLOOR AREA : 2017 sq.ft. (187.4 sq.m.) approx.**

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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