

FOR SALE

54, Pemberton Road, Winstanley, WN3 6DA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



54, Pemberton Road, Winstanley, WN3 6DA

Substantial extended 1930s home offering 1457 SQFT of living space & available chain free.



- Substantial semi-detached home
- Generous amount of floorspace
- Highly prized main road setting
- Available chain free
- 4 bedrooms / 3 reception rooms
- Large two storey extension
- Wonderful open views to the front
- 1457 SQFT

Enjoying a prominent main road position within a highly coveted setting and benefiting from wonderful open views to the front - this substantial semi-detached family home has been significantly extended from its original design & now provides a generous 1457 square feet of impressive, 1930s living space that simply must be viewed internally to be fully appreciated. Set back from the road itself with lovely scenic views toward Winstanley Hall, these homes along Pemberton Road are often in high demand from clients seeking a beautiful period home that is brimming with kerb appeal.

Offered to the market with the added benefit of no chain delay, internally the property retains lots of the 1930s period charm, with the pretty coved ceilings and internal bays offering lots of character to the home, which in brief comprises; a hallway, a large 25ft main lounge with feature bay window, a dining room & rear conservatory, plus a sitting room which leads into a galley style fitted kitchen. Upstairs, there are four bedrooms in total plus a modern 4-piece principal bathroom suite with walk-in wet room shower.

Externally the property boasts a good sized overall plot & the gardens are mature & enjoy lots of privacy to the rear. The rear also benefits from a south-easterly facing aspect. To the front is ample off road parking via a large driveway. Viewings are essential to appreciate the size on offer here. No chain delay.





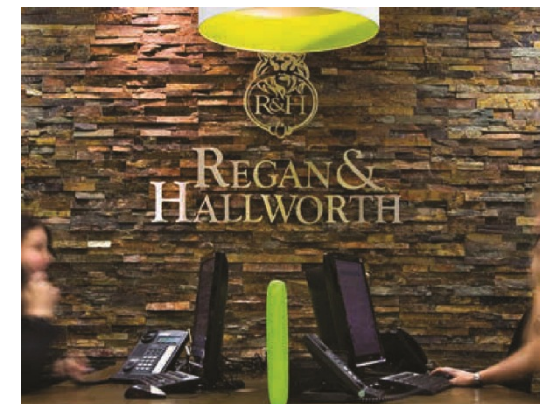


TOTAL FLOOR AREA : 1457 sq.ft. (135.4 sq.m.) approx.

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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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.



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