

FOR SALE

64, Chorley Road, Standish, WN1 2SS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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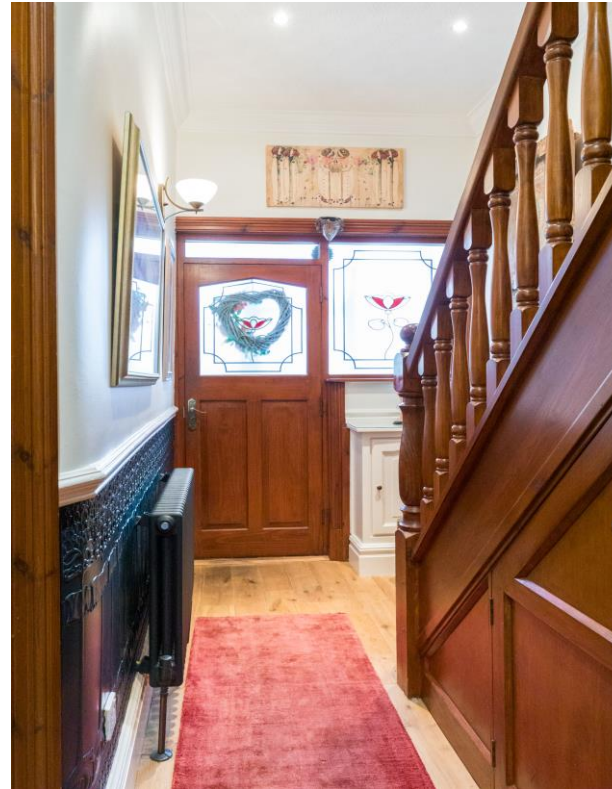
64, Chorley Road, Standish, WN1 2SS

An elegant & characterful period home offering a staggering 2539 SQFT of living space.



- Remarkable period home
- One of largest plots on Chorley Rd
- Four bedrooms
- Stunning living & dining kitchen
- Unique characterful interior
- Large integral garage
- Dressing room & ensuite to master
- 2539 SQ.FT. / Freehold

A beautiful Victorian property located in a highly prized location whilst providing a substantial amount of elegant & characterful floorspace that is brimming with pretty, period detail - this unique, period family home boasts an astonishing 2539 square feet of wonderful living space & early viewings are highly encouraged. Positioned on the sought after Chorley Road in Standish, the home boasts one of the biggest plots on the whole street with a substantial mature rear garden that enjoys a great deal of privacy and enjoys a sunny south-easterly aspect. Internally, the home effortlessly blends elegant period presentation with a contemporary edge throughout making it perfect for any large families wanting something that boasts all the charm of a property with high coved ceilings, spacious rooms and original feature fireplaces, all arranged across two floors. The ground floor alone here provides an astonishing 1300 square feet which is larger than an average modern four bed house offers in total and comprises a fashionable traditional hallway with original features leading to a distinctive lounge with feature fireplace and large bay window to the front and a stunning extended and remodelled open plan design to the rear. This substantial free-flowing space incorporates a sitting room, fitted kitchen and dining area with French Doors that open out onto the garden, plus there is boot room, a utility room, WC and a generous walk-in larder. Upstairs, there is a family bathroom and four bedrooms with a dressing room and a full sized en-suite bathroom to the master bedroom. Both bathrooms have been recently updated and are stylishly finished. Externally, the home sits on a beautiful, mature plot. The rear garden has a range of mature trees and shrubs screening it from the neighbouring properties and providing a woodland style aspect. There is a very sizeable patio for sitting out, plus various outbuilding which have electricity. The rear garden enjoys a south-easterly aspect and because of the size, it enjoys sun all day. To the front is a driveway to provide off road parking leading to a large integral garage. The home is warmed by gas central heating & benefits from high quality double glazing throughout. Early viewings are essential on this fantastic period home.





TOTAL FLOOR AREA : 2539 sq.ft. (235.9 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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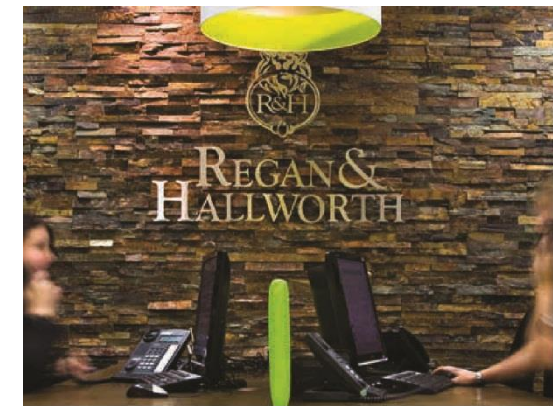
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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