

FOR SALE

26A, Pemberton Road, Winstanley, WN3 6DA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



26A, Pemberton Road, Winstanley, WN3 6DA

Luxury, high spec detached family home offering 1361 SQFT of impeccable living space.

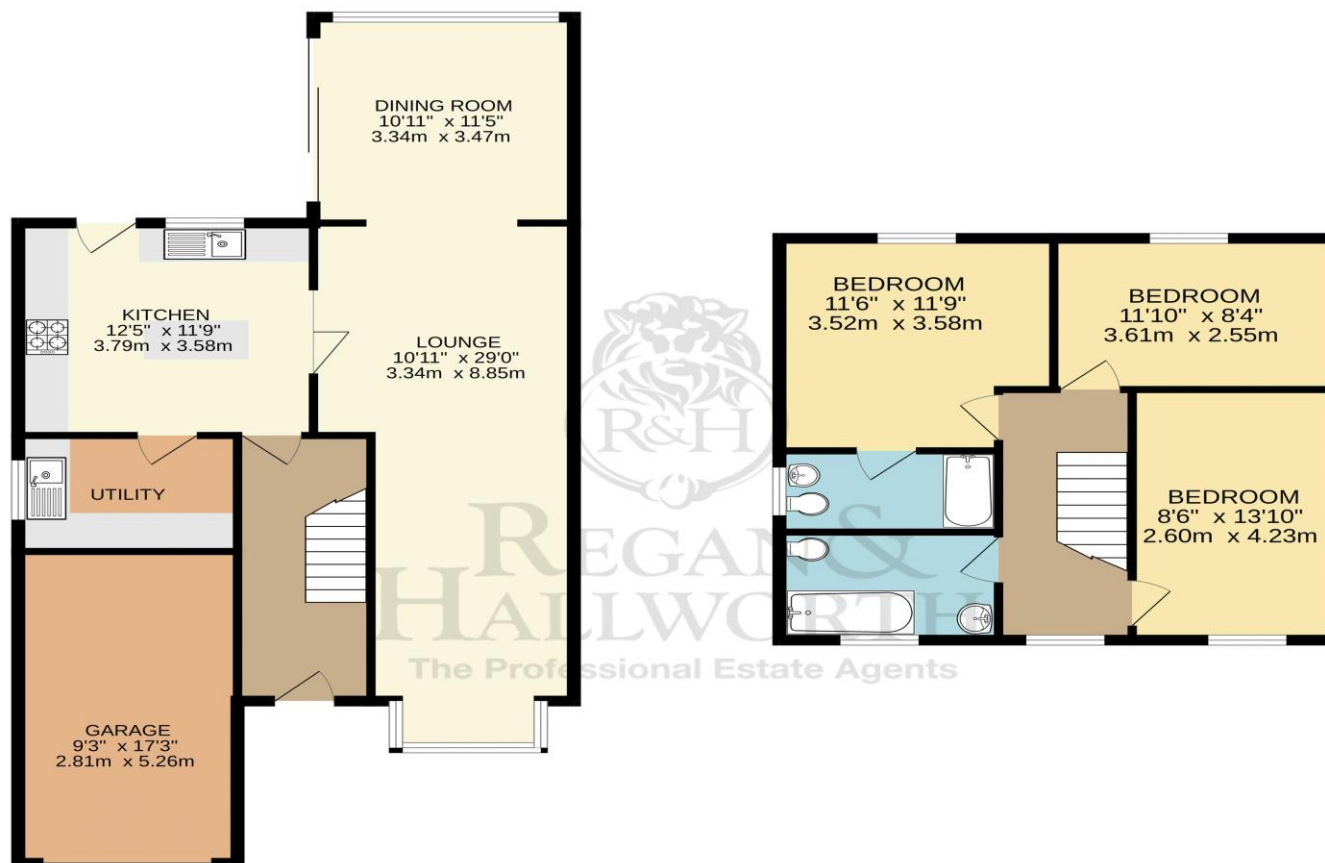


- Stunning detached family home
- 3 bedrooms / 2 reception rooms
- Luxury, high spec fitted kitchen
- Elegant high quality interiors
- Sleek orangery with glass lantern
- Highly prized setting with open views
- Superb, landscaped gardens
- 1361 SQFT

Set well back from the road along a highly coveted setting & boasting wonderful open views to the front - this impeccably maintained detached family home totals an impressive 1361 square feet of living space & would be perfect for a growing family. The property enjoys a popular main road position along the highly prized Pemberton Road (voted Britain's friendliest street) & within close proximity of the area's acclaimed schools, numerous amenities, transport links and pleasant walks. Internally the home has been significantly extended & remodelled from its original design & boasts the perfect balance of pretty traditional features such as elegant panelled walls & spacious rooms effortlessly blended with a wealth of luxury fixtures and fittings. The property is arranged over two floors and comprises; an entrance hallway, a stunning main lounge with panelled walls, bespoke media wall with shelving & access into a striking orangery with trendy Herringbone floor & overhead glass lantern. A smart pocket-door leads into the 3yr old luxury fitted kitchen which is finished with a range of quality NEFF appliances, central island unit & worktops. Off the kitchen is a useful utility room. Upstairs there are three generous bedrooms, all impeccably maintained with the stunning master benefitting from bespoke Sharps fitted units & a modern en-suite, plus there is a superb, principal bathroom suite. Externally the plot & gardens here are significant selling feature. Both the front and rear have been beautifully landscaped with the rear comprising a large porcelain patio area, synthetic lawn & raised beds. To the front the home enjoys wonderful open views & is well set back from the road behind a generous block paved driveway which gives access to an integral garage. All the windows are low maintenance Upvc, the boiler is only 3yrs old & the property also has a PIV (positive input ventilation system) installed. Early viewings are highly recommended on this superb family home.







TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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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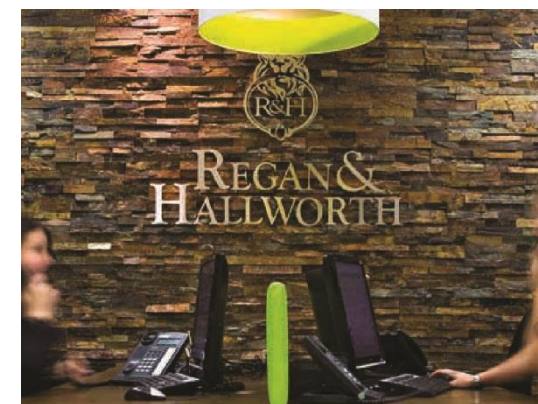
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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