

FOR SALE

94, Pemberton Road, Winstanley , WN3 6DA

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



94, Pemberton Road, Winstanley , WN3 6DA

Exceptional FIVE bed detached family home with large private gardens and driveway.



- Exceptional detached family home
- Outstanding open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Large gardens / driveway / garage
- 2075 SQ. FT.

This is an exciting and truly rare opportunity to purchase a stunning detached family home which is situated along the ever-popular Pemberton Road. This immaculately presented property offers outstanding fixtures and fittings along with spacious, modern and versatile accommodation set over two floors. Pemberton Road is situated close to a range of local amenities, outstanding schools for all ages, public transport links, several major motorway networks and some excellent country walks from the doorstep. In brief the accommodation which spans just over 2000 square feet briefly comprises entrance porch opening through to the spacious entrance hallway, formal lounge / sitting room located to the front with bay window and then a second reception / family room with study to the rear overlooking the gardens. Centrally located is the stunning open plan kitchen / dining / morning room with the impressive, fitted kitchen offering a range of wall, base and drawer units along with appliances and access into a large conservatory with double doors leading out onto the landscaped gardens. To the side of the property is a utility room, cloak room wc and access into the integral garage. Up on the first floor there are four great sized double bedrooms with one benefiting from a modern en-suite shower room, a fifth large single bedroom and then a modern family bathroom comprising wc, sink unit, bath and separate shower unit. Externally to the front Pemberton Road has a walled and gated lawned garden with large driveway providing off road parking for several cars. To the rear there is a private and secure garden which is not overlooked and has been tastefully landscaped with lawned areas, flagged patio and raised patio and a range of well stocked borders. Internal inspection is highly recommended to truly appreciate this property's size, outstanding finish and truly superb location.





The Professional Estate Agents

TOTAL FLOOR AREA : 2075 sq.ft. (192.8 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.
Made with Metropix ©2025



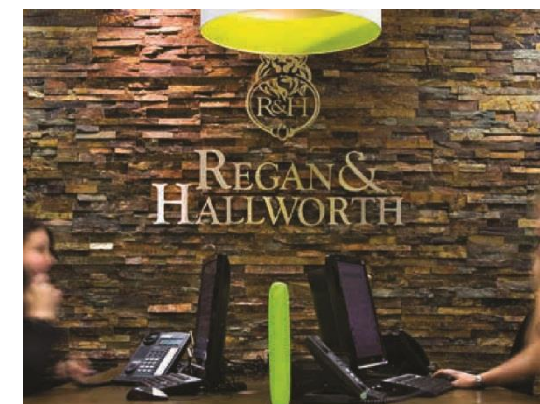
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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