

FOR SALE

52, Saddleback Road, Pemberton, WN5 9UT

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

 ESTD
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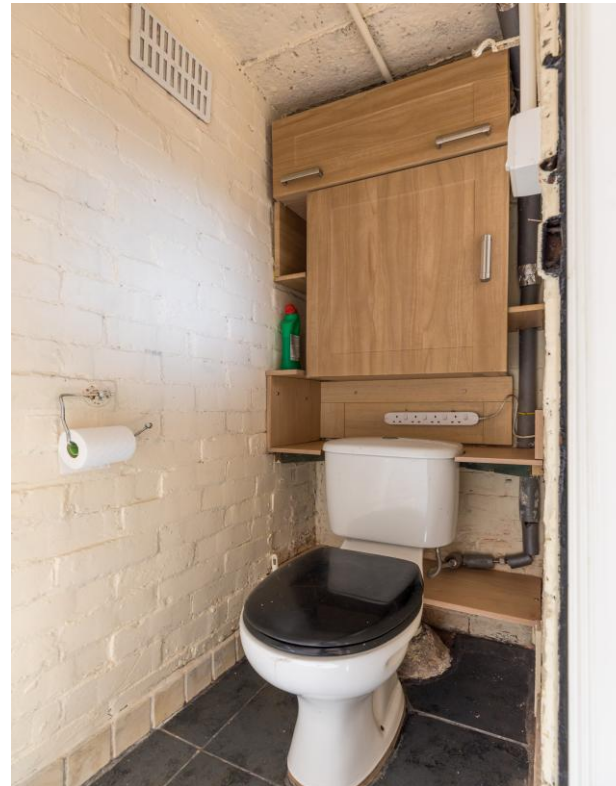
Superb 3 bed family home with spacious bedrooms and large rear garden



- Attractive semi-detached house
- Spacious lounge & feature fireplace
- Large rear garden & off road parking
- Near train station & motorway networks
- Three double bedrooms
- Sleek open plan kitchen diner
- Gas central heating / Double glazing
- 1045 SQ.FT. / Freehold

This delightful semi-detached three bedroom home offers instant kerb appeal, thanks to its stylish front canopy, newly installed windows and doors, and a recently upgraded roof. The exterior boasts a gated driveway leading to the front, a well-screened and private garden, and an expansive rear garden featuring a lush lawn and a patio area that enjoys sun-drenched, south-easterly aspects—an ideal space for relaxation or entertaining. Step inside, and the appeal only deepens. The interior has been designed to impress, presenting a spacious and impeccably maintained modern home filled with light and complemented by generous ceiling heights throughout. The entrance features a traditional-style hallway that warmly welcomes visitors, leading to a generously proportioned front lounge adorned with a striking feature fireplace. Moving further, you'll find a remodelled open-plan kitchen-diner—a true focal point of the home—boasting sleek high-gloss, handleless cabinetry, integrated appliances, and a stylish dining area that opens directly to the rear garden through elegant French doors. The kitchen is complemented by tiled flooring, which continues seamlessly into a practical utility/store room and a convenient ground-floor WC. Upstairs, there is an attractive and fully tiled family bathroom, alongside three well-sized bedrooms which can all fit double beds and have valuable storage. Additional highlights of this wonderful family property include gas central heating, full double glazing, and the assurance of freehold tenure. Whether you're seeking style, comfort, or practicality, this property ticks all the boxes, making it the perfect choice for modern family living.







TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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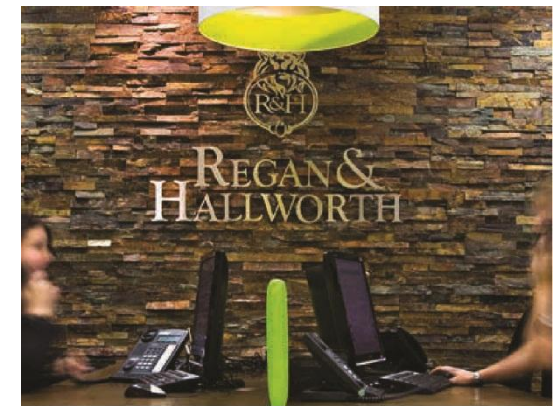
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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