

**FOR SALE**

29, Thirlmere Road, Pemberton, WN5 9UQ

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

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## 29, Thirlmere Road, Pemberton, WN5 9UQ

*Stylish semi-detached family home with stunning south facing gardens & garden room.*

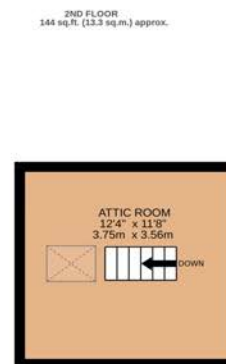


- Stylish & flexible family home
- Superb outside living space
- Contemporary kitchen diner
- No chain delay / Freehold
- Two bedroom & converted attic
- Bespoke garden room / bar
- Corner plot / Ample secure parking
- 1246 SQ.FT. in total

29 Thirlmere Road is a stylish and flexible family home with outstanding indoor and outdoor spaces designed for modern living. Situated on a tranquil residential street, it occupies a substantial corner plot and offers an exceptional blend of space, style, and comfort. This impressive property benefits from a double-width gated driveway with secure off-road parking for up to four vehicles, as well as a stunning south-facing rear garden that has been thoughtfully landscaped to maximise outdoor living. The garden is a true highlight, featuring a beautifully designed patio area ideal for al fresco dining and entertaining, along with a bespoke garden room and bar that elevates the space into an exceptional social hub. Clad in elegant cedar, the garden room has been crafted to the highest standards, offering a luxurious yet practical retreat that blends harmoniously with the rest of the garden design. French doors from both the kitchen and the garden room create a seamless connection between indoor and outdoor spaces, providing effortless flow and enhancing the overall sense of openness. Inside, the home spans three well-appointed floors and has been styled with a modern family lifestyle in mind. The ground floor boasts a spacious lounge, perfect for relaxing or hosting guests, and a sleek contemporary kitchen complete with a central breakfast island, high-end fitted appliances, and stylish cabinetry. The first floor accommodates two generous double bedrooms and a chic, modern family bathroom, while the professionally converted attic space provides a versatile additional room—ideal for use as a home office, creative studio, or playroom. The rear garden is thoughtfully divided into zones that cater to both adults and children, offering spaces for play, relaxation, and socialising. At the front of the property, a well-maintained, walled garden is filled with colourful planting, adding to the home's striking curb appeal. Additional features include modern double-glazed windows and doors throughout—including a premium composite Rockdoor—gas central heating, high-quality flooring and finishes, and a fitted security alarm system.







OUTBUILDING  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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.



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