

FOR SALE

35, Pilgrims Way, Standish, WN6 0AJ



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Stunning executive detached family home offering 2091 SQFT of living space.

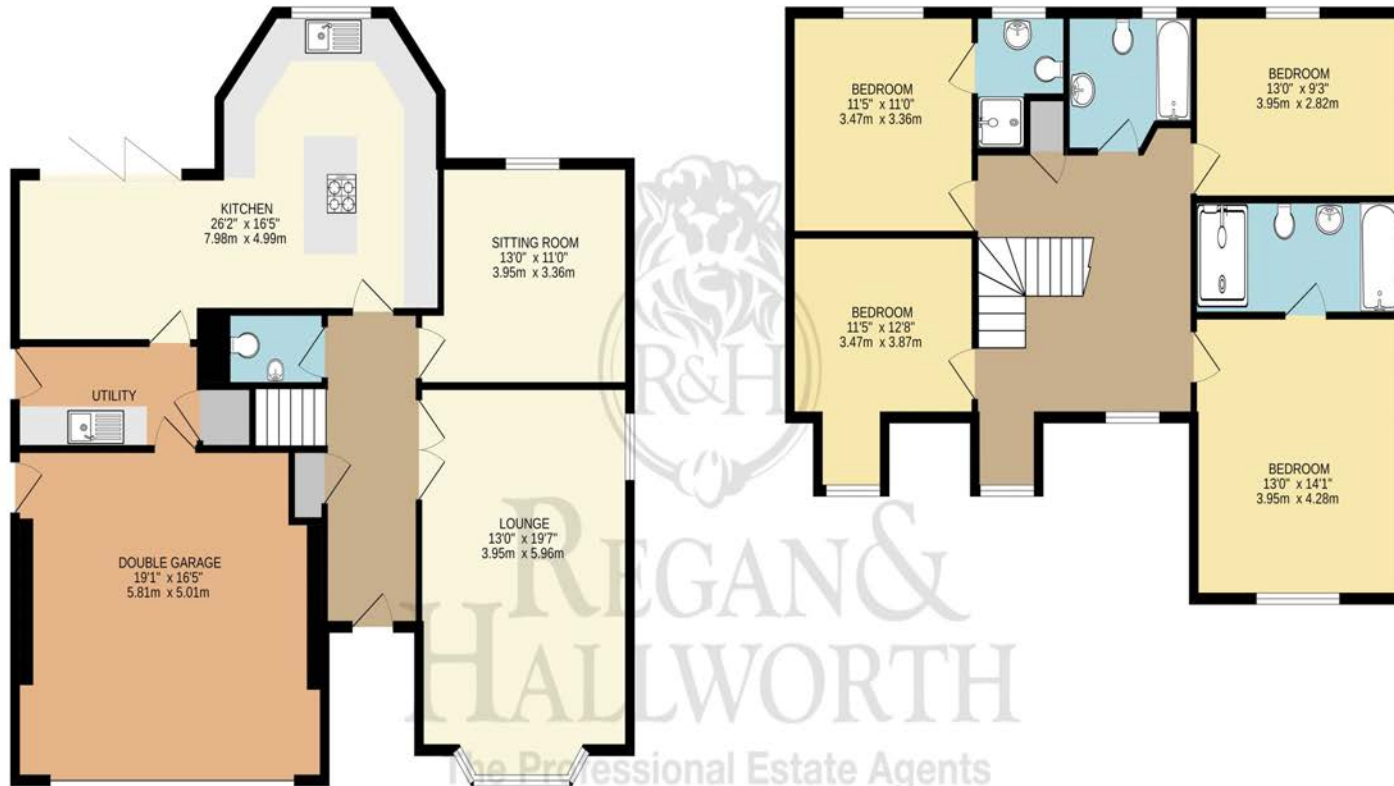


- Stunning executive detached family home
- Superb remodelled design
- Highly coveted development
- Beautiful, mature garden
- 4 bedrooms / 3 bathrooms
- High spec fitted kitchen
- Substantial overall plot
- 2091 SQFT

Enjoying lots of instant, eye-catching kerb appeal & enviably located on the prestigious Pilgrims Way, one of Standish's most coveted developments where houses seldom come on the open market - this superb, executive detached family home boasts a wealth of impeccably presented living space and simply must be viewed to be fully appreciated. Resting on a considerable overall plot and benefiting from a wonderful, mature & private rear garden that is a true credit to the current owners, the home extends to a generous 2091 square feet of stunningly presented living space that is set across two floors and has benefitted from considerable alterations and improvements over the years. Internally, the property has been cleverly remodelled from its original design, with every room offering a show home standard of finish. The living accommodation in brief comprises; a main entrance hallway with wc / cloaks, a superb 19ft main lounge with feature fireplace & pretty bay window, a rear sitting room plus the luxury fitted kitchen diner. The kitchen itself is one of the home's real stand-out features & is finished with low spot lighting, a range of quality NEFF integrated appliances, a central island unit with quartz worktops & bi-folding doors that lead out on the garden. Beyond the kitchen is a useful utility room, plus access into the integral garage. A smart, bespoke oak and glass panel staircase leads upstairs, where there are four well proportioned double bedrooms, two of which benefit from sleek en-suites. The impressive master bedroom has its own fitted units, plus there is a stylish family bathroom. Externally, the gardens & plot here are another key selling feature, with the home sat back from the road behind a large front garden & double driveway with access to the double garage. The rear garden is mature, well stocked with various plants and flowers plus backs onto mature trees. Our clients have added a wonderful & extensive porcelain patio which provides lots of seating areas to enjoy the sun. Locally, the home rests close to numerous pretty walks and trails, plus the scenic Ashfield Park. The centre of Standish & Wigan are both within easy reach, as are the area's excellent schools. Viewings are highly recommended on this luxury, executive detached family home.







TOTAL FLOOR AREA : 2091 sq.ft. (194.3 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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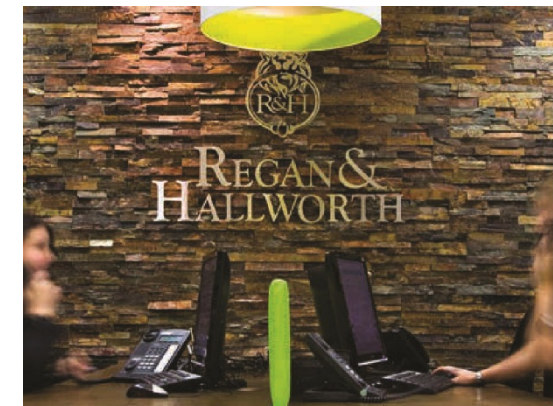
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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