

FOR SALE

25, Melling Way, Winstanley, WN3 6JB



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Stunning detached family home with superb rear garden & detached garden room.

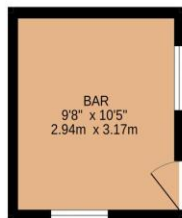


- Stunning detached family home
- Impeccably presented throughout
- Sleek family bathroom suite
- Detached garden office
- 4 bedrooms / 3 reception rooms
- Quiet cul-de-sac setting
- Superb landscaped plot
- 1635 SQFT

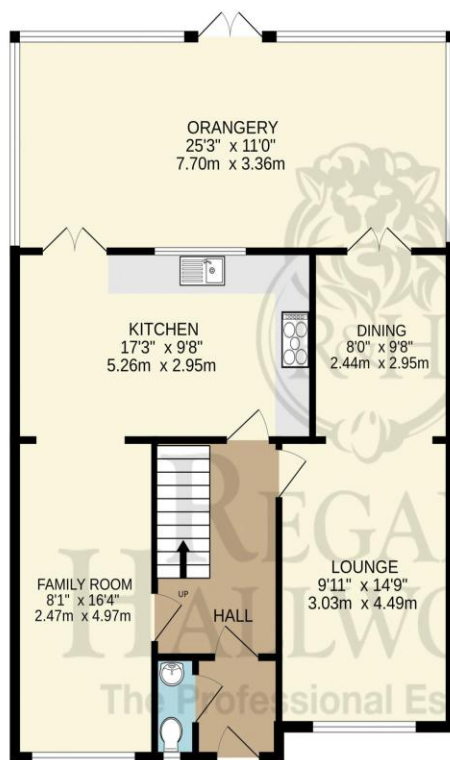
Tucked away in a lovely quiet position on the hugely sought after Melling Way in Winstanley & boasting exceptional internal presentation from top to bottom - this quite stunning detached family home provides a substantial 1635 square feet of living space finished with a stylish, contemporary edge and impressive layout due to an large rear orangery-style extension. The home has been much improved by the owners, who have altered the property considerably both inside & out over recent years. Brand new internal doors, a sleek oak & glass staircase, elegant panelled walls, luxury family bathroom & brand new bespoke walk-in wardrobe are just some of the recent additions that elevate this home from the norm. The general arrangement comprises in brief of; an entrance hallway with wc / cloaks, a play room / possible home office, large main front lounge with feature log burner which leads through into the dining area, a stylish fitted kitchen with sleek orangery to the rear. The stunning kitchen is finished with a feature island unit, spot lighting & a range of quality integrated appliances. The orangery runs the full width of the house & has an insulated roof with Velux windows, a second log burner plus French Doors that lead out onto the garden. Upstairs, the home offers four impeccably presented bedrooms with a modern en-suite to the master & a luxury 4-piece principal bathroom suite. Bed 4 has been converted into a superb walk-in wardrobe. Externally the plot here is another key feature of the home with the rear garden having been completely transformed & comprising an Indian Stone patio area, low maintenance synthetic lawn, a timber gazebo plus a stunning garden room clad in Siberian larch. This multipurpose room is currently used as a bar but could easily be utilised as a home office / studio / treatment room & boasts full insulation, power & a warm roof. The garden also enjoys lots of privacy backing onto mature trees. To the front is a driveway which provides ample off road parking. Locally access for local schools is excellent, as is the proximity to transport links such as the M6 and various amenities. Viewings are essential to appreciate the home on offer.



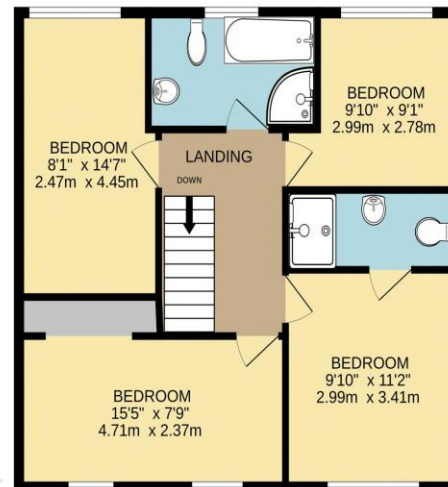
BAR
100 sq.ft. (9.3 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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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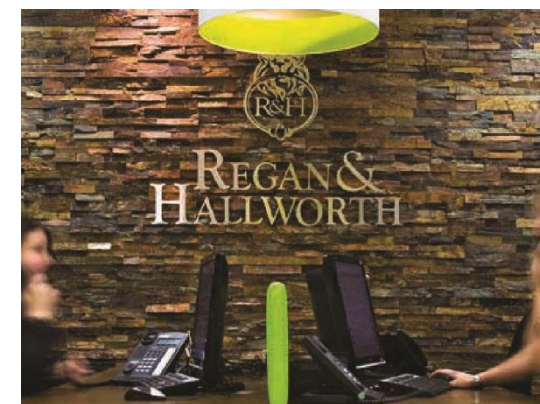
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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