

FOR SALE

162, Pemberton Road, Winstanley, WN3 6DB

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

 ESTD
1996



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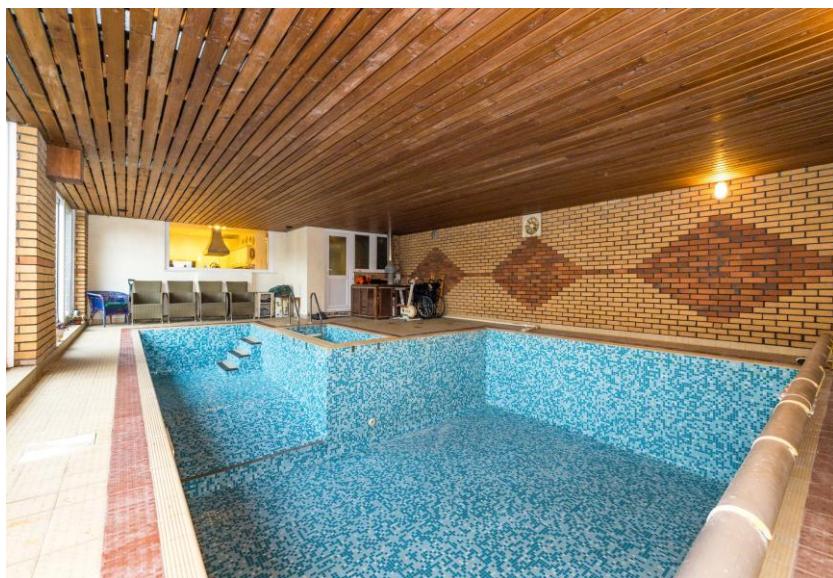
Spacious, individually designed detached family home offering 2823 SQFT of living space.



- Substantial detached family home
- Highly prized main road setting
- Set back from the road
- Viewings essential
- 4 bedrooms / 2 reception rooms
- Lovely overall plot
- Large pool room to rear
- 2823 SQFT

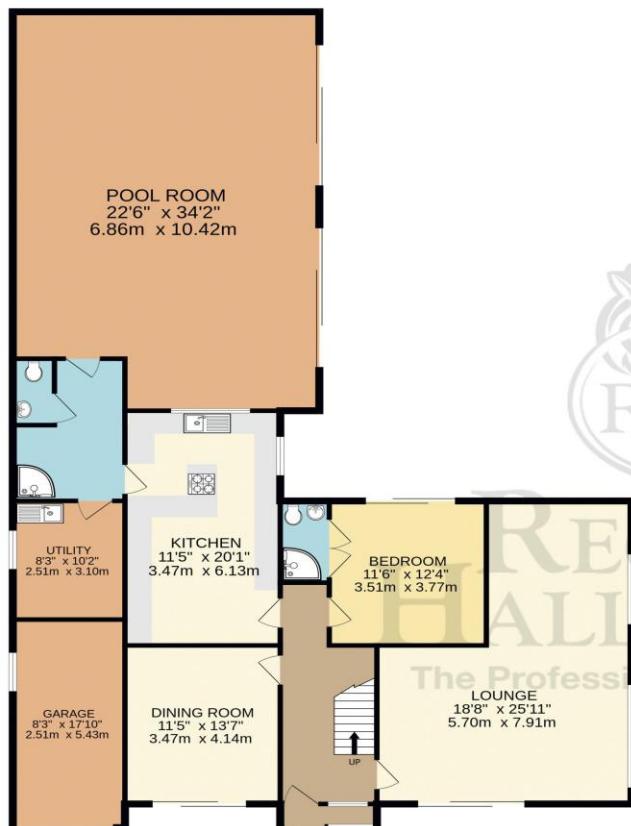
Resting within a large, mature plot and set well back from the road, this individually designed detached family home occupies a prominent and highly coveted position along Pemberton Road in Winstanley & is brimming with instant kerb appeal. The property offers an impressive 2,823 square feet of well-balanced living accommodation, making it an ideal choice for the growing family seeking space, privacy and long-term flexibility. The home has been well maintained throughout and provides generous, versatile living space, further enhanced by a substantial rear extension. A particularly unique feature is the spacious swimming pool room, creating a standout leisure space rarely found in properties of this type and adding a real sense of individuality to the home. The property also has considerable potential too to be further extended, creating an even larger family property, should clients wish. The home internally is set across two floors, with the ground floor in brief providing; two reception rooms, a ground floor bedroom with en-suite, a modern fitted kitchen to the rear, off which is a shower room & access into the substantial pool room, which at 750 SQFT is the size of a bungalow on its own. The pool room could be used as it was intended as a bespoke leisure facility, or the room be used as further living space. Upstairs, there are three further bedrooms & a principal bathroom suite. Externally, the gardens are mainly low maintenance to the rear, whilst the front enjoys considerable frontage with a pretty block-paved driveway giving access to the attached garage. Perfectly positioned for everyday convenience, the property is close to a wide range of local amenities, within reach of excellent schools, and enjoys a highly sought-after main road setting in one of Winstanley's most desirable locations. Early viewings are essential to fully appreciate the size, setting and unique lifestyle opportunity on offer.





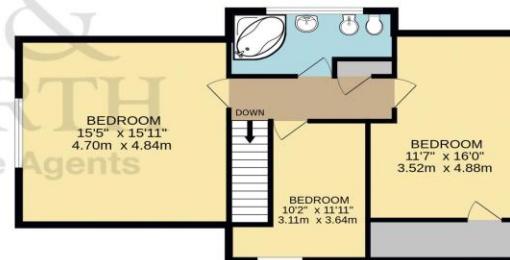
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GROUND FLOOR
2130 sq.ft. (197.9 sq.m.) approx.

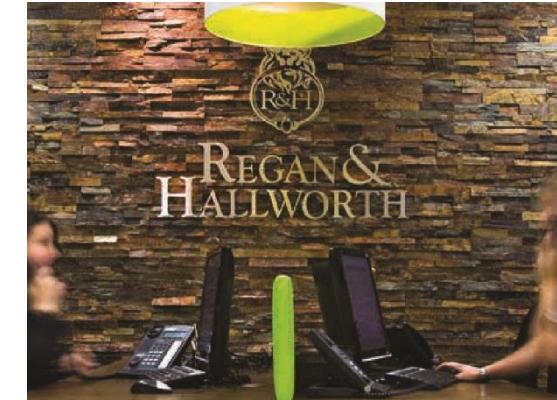


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1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



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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