

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.



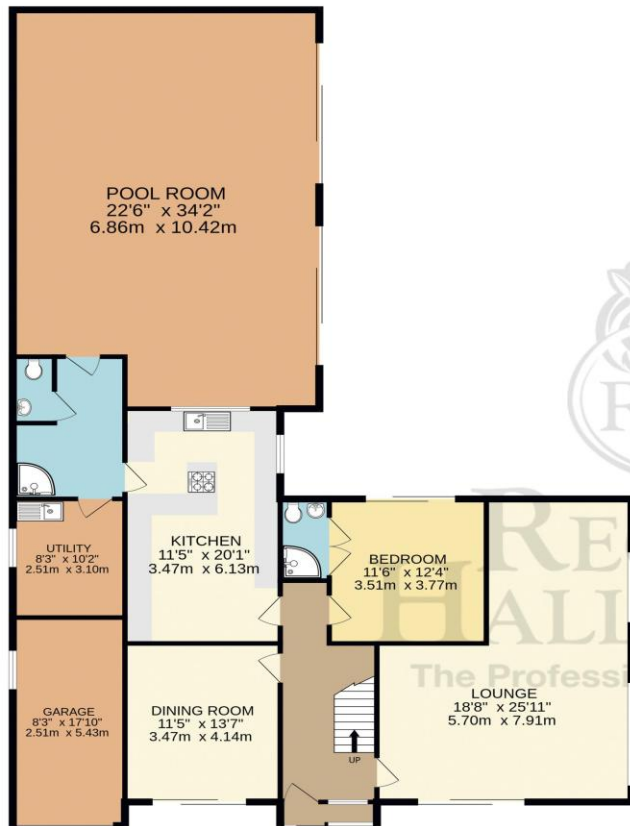
- Substantial detached family home
- Highly prized main road setting
- Set back from the road
- Viewings essential
- 4 bedrooms / 2 reception rooms
- Lovely overall plot
- Large pool room to rear
- 2823 SQFT

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.

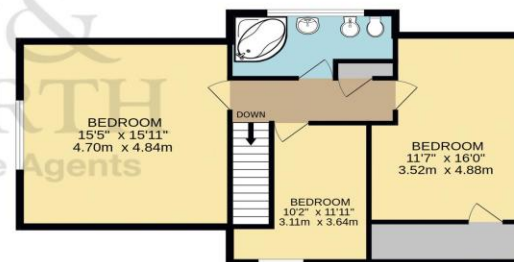




GROUND FLOOR
2130 sq.ft. (197.9 sq.m.) approx.

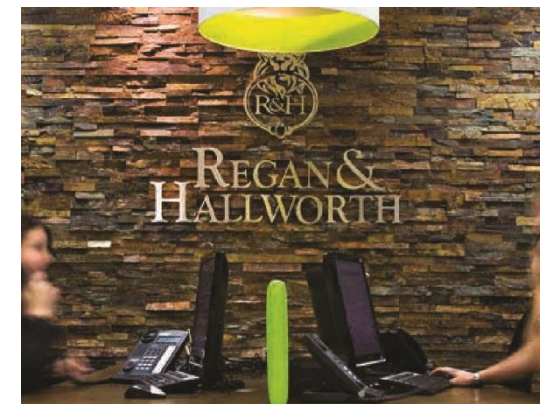


1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2823 sq.ft. (262.2 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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