

FOR SALE

11, Churchlands Lane, Standish, WN6 0XU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



11, Churchlands Lane, Standish, WN6 0XU

Exceptional detached family home offering 1152 SQFT & a superb, spacious plot.



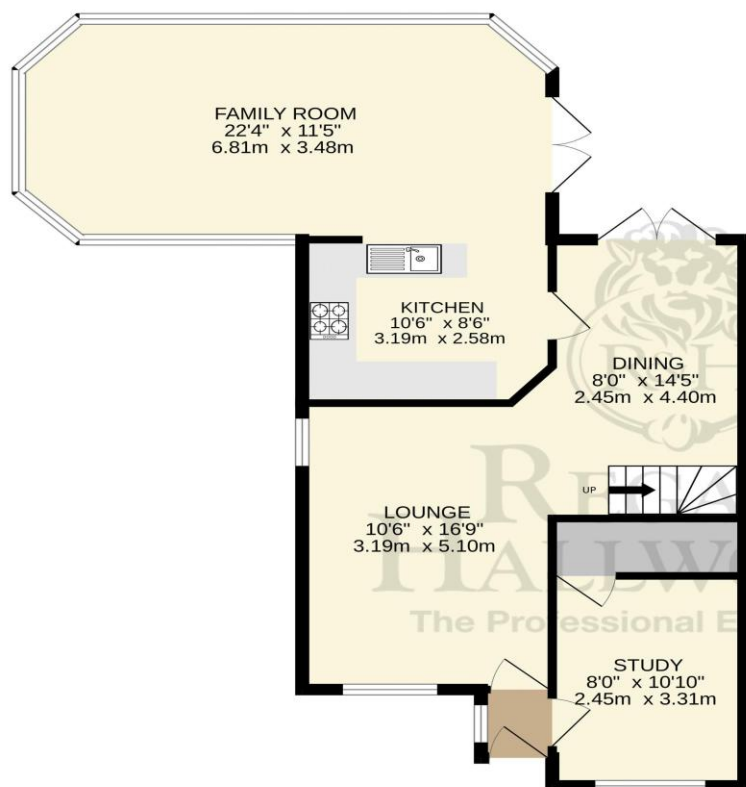
- Exceptional detached home
- Impeccably maintained throughout
- Stunning bathroom & en-suite
- Highly prized modern development
- 3 bedrooms / 3 reception rooms
- Impressive amount of floorspace
- Large surrounding gardens
- 1152 SQFT

At a generous 1152 square feet of living space, this immaculate detached family home has been improved significantly by the current owners & simply must be viewed to be fully appreciated. The home is enviably located on the highly prized Churchlands Lane in a choice position with a much larger than average rear garden plus a sunny south facing orientation that enjoys sun all day. Internally, the home offers elegant presentation throughout, offering light contemporary decor & in brief comprises; an entrance hallway, a flowing open plan layout that incorporates the spacious lounge with feature fireplace & dining room, a sleek, upgraded fitted kitchen which has spot lighting and a range of integrated appliances, plus the upvc rear conservatory which overlooks the garden. The conservatory itself has been enhanced with a quality insulated roof & Velux windows making it useable all year round. There is also an additional reception room which could be utilised as a home office / play room or possible 4th bed. Upstairs there are three generous & impeccably presented bedrooms with luxury fitted wardrobes and a sleek en-suite to the master bed, plus the exceptional recently upgraded principal bathroom suite. Externally there are front and rear landscaped gardens, with the rear being particularly spacious, mature and well stocked. There is an Indian Stone patio area for sitting out, plus the garden enjoys a sunny south facing aspect. To the front is a spacious double driveway for off road parking. Locally, the property is enviably within the catchment for Standish's acclaimed schools, plus a short distance to the centre of the village itself & therefore its range of bars, cafes & amenities. Viewings are essential.

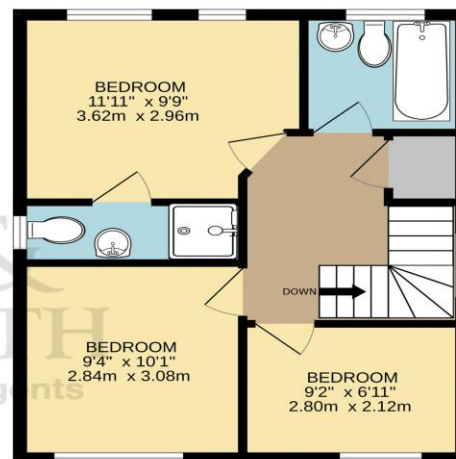




GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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