

FOR SALE

29, Churton Grove, Standish, WN6 0SZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



29, Churton Grove, Standish, WN6 0SZ

Luxury detached family home with superb rear extension & stunning kitchen diner.



- Stunning detached family home
- Superior full width rear extension
- Impeccable presentation
- Low maintenance garden
- 4 bedrooms / 2 reception rooms
- Luxury open plan kitchen diner
- Ideal for growing family
- Close to M6 / motorway

Boasting stunning, high-quality interiors & ideal for any families seeking a spacious 4 bed family home in a quiet residential setting - this luxury detached family property features an ideal layout with a spacious open plan design downstairs and four good-sized bedrooms upstairs. Set back from the road with a long private driveway, the home is impeccably presented throughout & has benefited from an inspiring, full-width vaulted ceiling extension which incorporates a wonderful family living kitchen area.

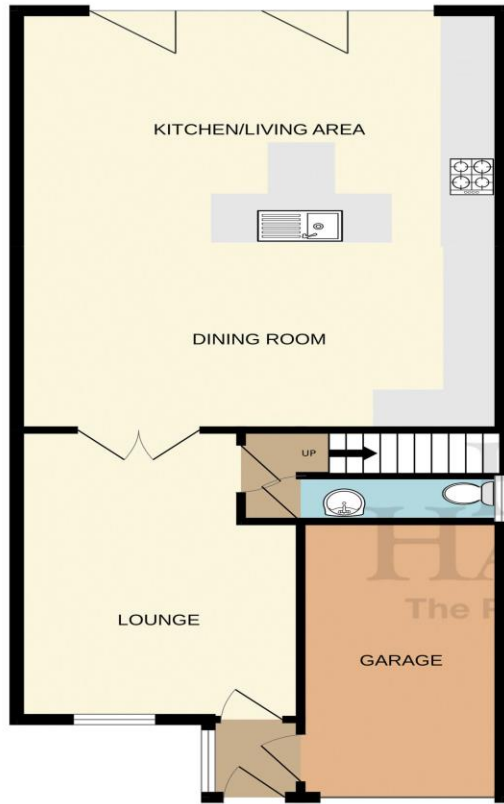
The rest of the property is similarly impressive & in brief comprises; an entrance hallway & superb front lounge with the stunning open plan kitchen to the rear. This sleek, family-friendly & impressive space boasts bi-folding doors with access to the rear garden and finished with sleek floor to ceiling units, integrated appliances & central island unit. Upstairs, there are four good sized bedrooms with a modern en-suite bathroom plus a contemporary principal bathroom suite.

Externally the gardens are landscaped & private with the rear garden being conveniently low maintenance too. To the front the garage gives access to the integral garage. Locally, the home rests walking distance from the village centre & its highly acclaimed schools, restaurants & bars plus the M6 motorway is less than 5 minute's drive. Viewings are essential.

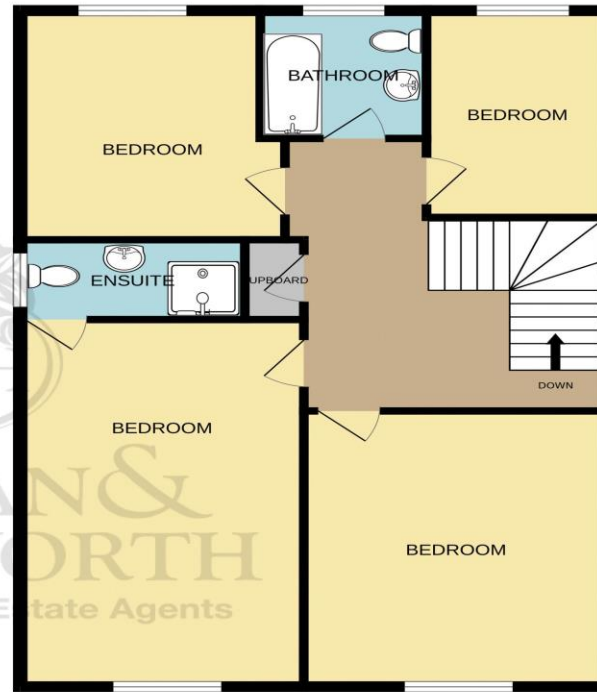




GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1414sq.ft. (131.4 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.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com