

FOR SALE

195, Pepper Lane, Standish, WN6 0PN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



195, Pepper Lane, Standish, WN6 0PN

Tastefully presented three-bedroom semi-detached home with south facing gardens & far reaching views



- Prime semi-rural setting with open views
- Lounge, dining room & modern kitchen
- South-facing private garden
- Detached garage & ample parking
- Extended 3-bed traditional semi
- Modern bathroom / Ground floor WC
- Not overlooked front or rear
- 1113 SQ.FT. / Freehold

Set along the highly desirable upper stretch of Pepper Lane, this superbly presented & extended three-bedroom traditional style semi-detached home offers the perfect balance of semi-rural tranquillity and everyday convenience. Boasting uninterrupted greenbelt views to the front and a private, south-facing garden to the rear, the property enjoys an enviable position that delivers both peace and a true sense of space. From the moment you arrive, the lifestyle appeal is clear. With ample off-road parking and a substantial detached garage, there is plenty of room for multiple vehicles or even potential for extensions (subject to necessary planning approval). The setting itself is a real highlight — not overlooked to either the front or rear, the home provides a rare level of privacy, complemented by far-reaching countryside views that change beautifully with the seasons. Internally, the property has been extended and is superbly presented to create a warm and inviting home, ready for modern living. The welcoming entrance hallway leads through to a well-proportioned open plan lounge and dining room offering an ideal space for entertaining family and friends. A fitted kitchen has been stylishly designed with both practicality and aesthetics in mind, offering generous workspace and a breakfast bar for informal dining. Upstairs, the property continues to impress with three comfortable bedrooms, each boasting pleasant aspects and offering flexibility for family life, guest accommodation, or home working. A well-appointed family bathroom completes the first floor, whilst a ground floor WC adds convenience. Extending to approximately 1,113 sq ft, the property also benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. This is a rare opportunity to acquire a home that truly combines countryside charm with modern convenience — offering space, privacy, and a superb lifestyle in one of the area's most sought-after settings.







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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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.

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