

FOR SALE

3, Colnbrook, Standish, WN6 0RX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



3, Colnbrook, Standish, WN6 0RX

Exceptional, high spec detached home with luxury extension & impeccable gardens.



- Exceptional detached home
- Luxury, high spec finish throughout
- Full width vaulted ceiling extension
- Impeccably presented gardens
- 3 bedrooms / 3 reception rooms
- Inspiring open plan kitchen diner
- Quiet residential cul-de-sac
- 1356 SQFT

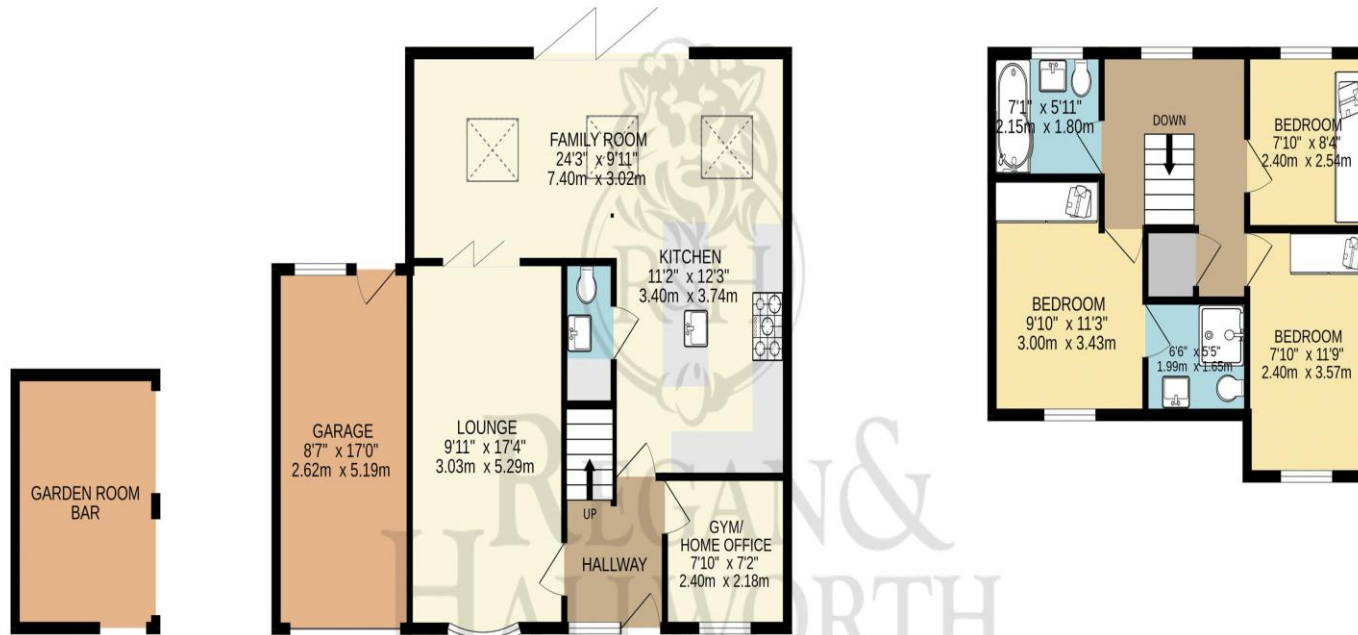
Tucked away on the highly prized Colnbrook, a quiet, little known cul-de-sac resting in the Shevington Moor area of Standish & brimming with instant, eye-catching kerb appeal - this luxury detached home is finished to the highest of standards throughout & offers buyers the unique opportunity to purchase in an area where properties of this quality & finish seldom come available. Bought by the current owners & completely transformed throughout, the property now provides a generous 1356 square feet of sleek, stylish living space that simply must be viewed internally to be fully appreciated. Our clients spared no expense in the transformation to the well designed, luxury living space it is today. The property was cleverly extended with a full width vaulted ceiling extension at the rear & remodelled to create a flowing open plan layout. In brief this luxury property comprises; a welcoming entrance hallway with home office / gym / poss ground floor bedroom, a stunning main lounge with elegant alcove units & a beautiful log burner, plus the sleek fitted kitchen diner & open plan living area. The kitchen itself is finished with a range of quality NEFF appliances, a mix of quartz & solid oak worktops plus a large central island unit. This then flows effectively into the extension which because of the large bi-folding doors & Velux windows, is bathed in lots of natural light. Upstairs, the property provides three bedrooms, all of which have fitted units (bed 3 is currently utilised as a dressing room). The master bed benefits from a sleek, fully tiled wet room en-suite, plus there is a luxury, high spec family bathroom suite. Externally, the plot here is another key selling feature of the home. The garden at the rear is impeccably maintained & enjoy a westerly facing aspect. Our clients have created a large Indian Stone patio area & beautiful stocked borders, plus there is a smart composite decked patio & timber garden room / bar with attached kitchen area - the ideal outside space for entertaining. To the front is a stunning, newly laid driveway, which leads to the attached garage. The setting itself is conveniently positioned for the village's outstanding schools, plus is a 2 minute drive to the M6 motorway. Viewings are highly encouraged.





GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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