

FOR SALE

149, Pepper Lane, Standish , WN6 0PW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



149, Pepper Lane, Standish , WN6 0PW

Impressive extended four bed semi-detached home with open countryside to the front.



- Extended semi-detached family home
- Modern well equipped fitted kitchen
- Four piece family bathroom suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Four great sized bedrooms
- Large gardens / driveway / garage
- 1731 SQ. FT.

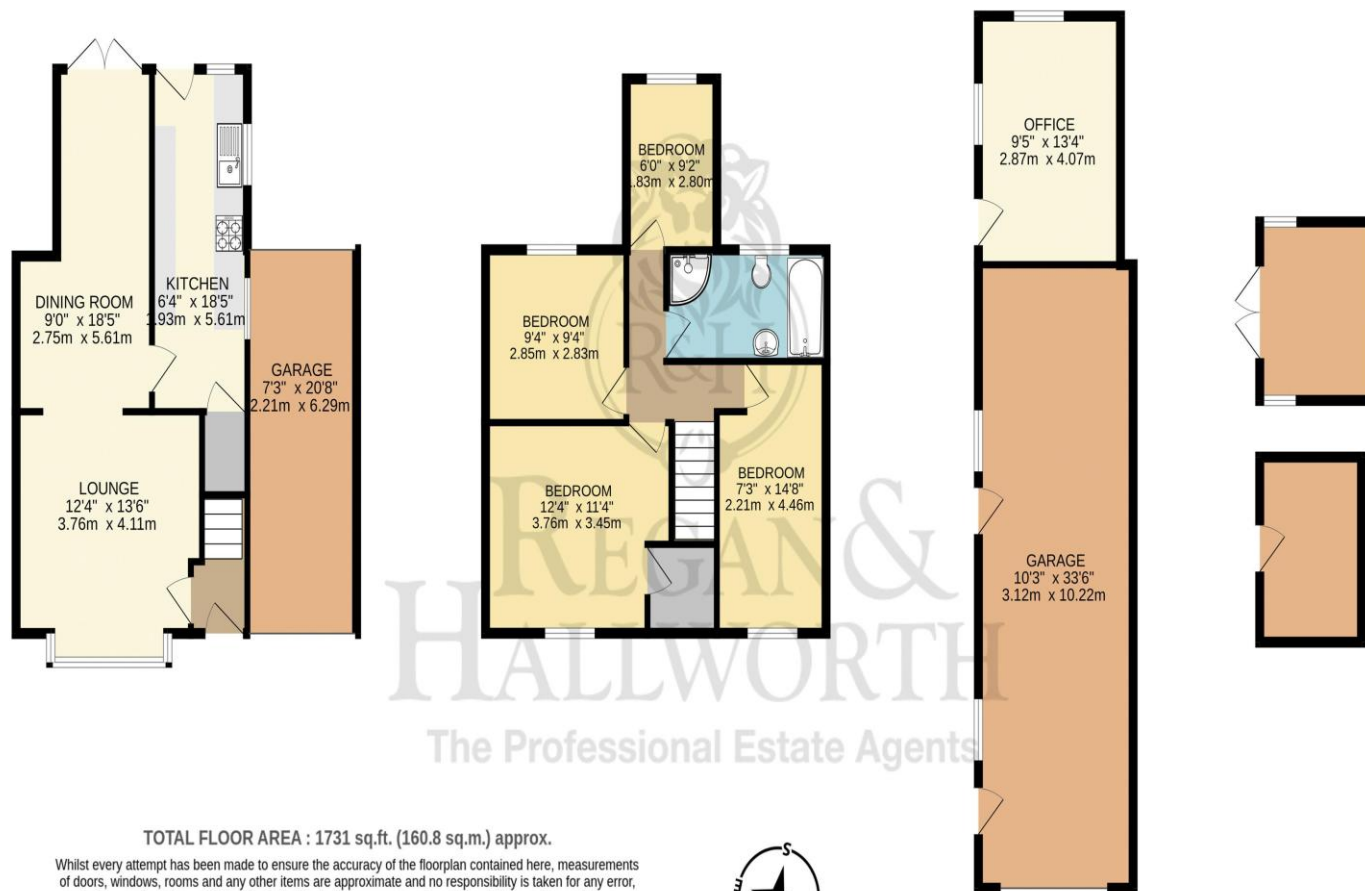
Located along the ever-popular Pepper Lane in Standish with open countryside to the front and a large private garden to the rear sits this impressive and extended semi-detached home. Pepper Lane has been finished to an exceptional standard throughout and offers just over 1700 square feet of versatile space. The property offers great access into Standish village with all its amenities and transport links, easy access to junction 27 of the M6 motorway network, some outstanding schools for all ages and some beautiful country walks from the doorstep.

Pepper Lane would be an ideal home for the growing family with the accommodation briefly comprising of entrance hallway, spacious formal lounge / sitting room located to the front with bay window, a centrally located dining area then another reception area in the rear extension with doors leading out onto the gardens and patio. A door then leads into a well-equipped kitchen offering a range of wall, base and drawer units and understairs store cupboard. Up on the first floor there are three good sized double bedrooms, a fourth large single bedroom and then a modern four-piece family bathroom comprising of wc, sink unit, bath and corner shower unit.

Externally Pepper Lane has a large driveway to the front with access into an integral garage with electric door. To the rear there is an extremely large garden with well-maintained lawn and patio area. There is another 33-foot-long detached garage to the side with excellent home office at the back, a separate summer house and large shed. Internal inspection is highly recommended to truly appreciate the properties size, finish and its excellent gardens.







TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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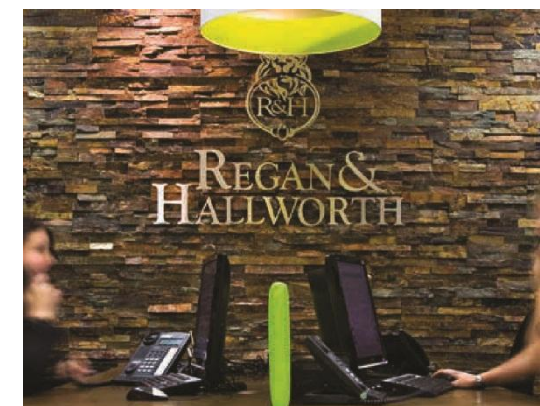
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com