

FOR SALE

52, Greenways, Standish, WN6 0AF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



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Stylishly Extended Four Bedroom Family Home with a Remarkable 100ft Rear Garden



- Handsome extended semi-detached home
- Four bedrooms, shower room and bathroom
- Rear extension with vaulted roof
- Mature 100ft private rear garden
- Prestigious residential setting
- Stunning open-plan family living space
- Integral garage & utility room
- 1366 SQ.FT.

Tucked away along the leafy and highly regarded Greenways, this handsome traditional semi-detached home instantly captures attention with its charming kerb appeal, beautifully maintained exterior and one of the finest plots on the street. Skilfully extended and thoughtfully remodelled over the years, the property now offers an exceptional blend of timeless character and contemporary family living. The heart of the home is undoubtedly the stunning open-plan rear living space, designed perfectly for modern lifestyles and effortless entertaining.

The rear of the house has been opened up to create a seamless flow between the stylish fitted kitchen, spacious family lounge area and dining space, all flooded with natural light from the superb sunroom style extension with its vaulted ceiling, skylights and picturesque garden outlooks. Retaining much of its original charm, the welcoming entrance hallway features a beautiful spindle staircase, whilst a separate formal front lounge provides a cosy retreat away from the main living areas. A practical utility room and integral garage further enhance the functionality of this superb family home. To the first floor, the impressive two-storey side extension has created four well-proportioned bedrooms, including a stylish shower room plus a modern family bathroom, making the layout ideal for growing families.

Externally, the property continues to impress. The mature rear garden stretches to almost 100ft in length and enjoys a wonderful degree of privacy, backing onto a peaceful wooded area with a pond that attracts an abundance of wildlife. Beautifully landscaped with lawns, established planting, decked seating areas and paved patios, the garden provides exceptional outdoor living and entertaining space throughout the seasons. There are also two sheds providing storage. To the front, an ample driveway offers excellent off-road parking. Combining character, space, privacy and a highly desirable location with no through traffic, this is a rare opportunity to acquire a truly special family home in one of Standish's most sought-after residential settings.







TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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