

17, Meadow Brook, Pemberton , WN5 8ED



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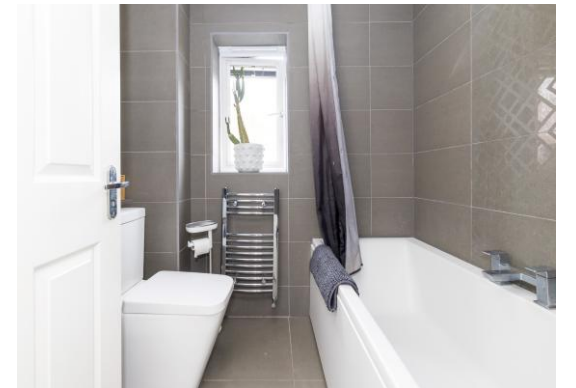
Excellent four bed semi-detached home located on a modern development in Pemberton



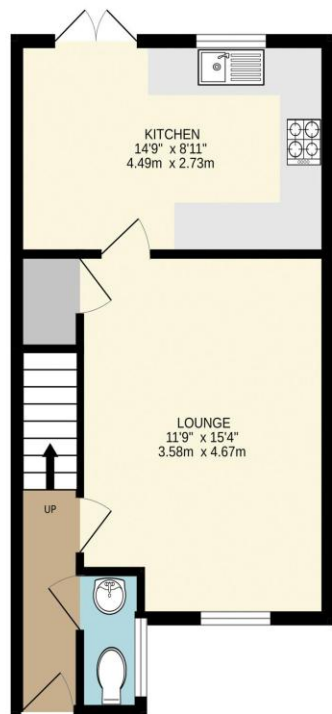
- Superb semi-detached family home
- Large formal lounge / sitting room
- Modern open plan kitchen / dining room
- Four good sized bedrooms
- Bathroom / shower over bath
- Gardens and large driveway
- Close to schools and amenities
- 911 SQ. FT.

Set within a modern, popular development in Pemberton, Wigan, this impressive four-bedroom semi-detached home offers deceptive space, a high-quality finish and an excellent location. Originally built as a three-bedroom property, Meadow Brook has since been enhanced by the current owners with a superb loft conversion, now providing a spacious master double bedroom. The property is well placed for Pemberton's amenities, schools, public transport links including the train station, the M58 and M6 motorway networks, and a range of fantastic walks from the doorstep. Internally, the accommodation comprises an entrance hallway, cloakroom/WC, a spacious formal lounge/sitting room to the front, and an open-plan kitchen/dining room to the rear. The kitchen includes a range of wall, base and drawer units, space for a dining table, and double doors opening onto the garden. The first floor offers three good-sized bedrooms and a family bathroom with shower over the bath, while stairs from the landing lead to the converted loft, which houses the fourth bedroom and main master double. Externally, there is a low-maintenance front garden and a good-sized driveway to the side. To the rear, the property benefits from a large, private and secure garden with patio and lawn areas. Viewing is highly recommended to fully appreciate the property's generous proportions, excellent finish and superb location.

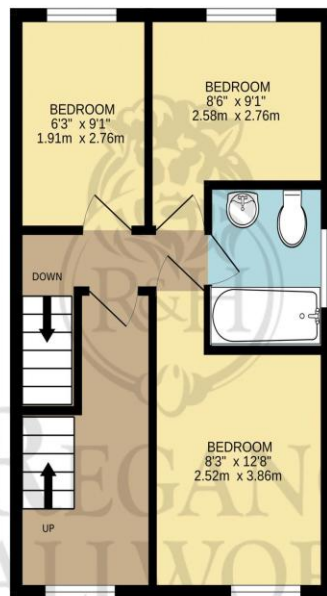




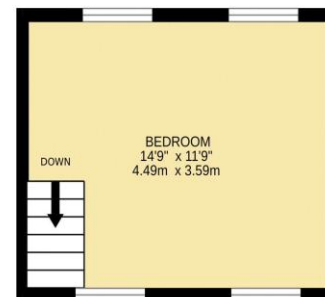
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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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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