

FOR SALE

51, Ravenswood Avenue, Winstanley , WN3 6HB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Exceptional detached offering 5 beds, a stunning corner plot & high spec garden room.

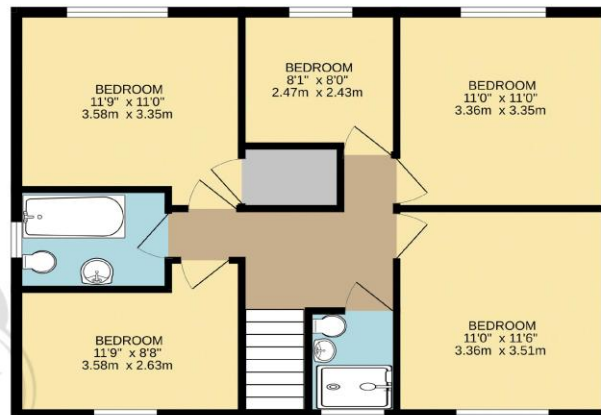


- Immaculate detached family home
- Impeccably modernised throughout
- High quality garden room
- Sunny south facing aspect
- 5 bedrooms / 2 reception rooms
- Sought after Winstanley location
- Stunning landscaped plot
- 1579 SQFT

Enviably located on the hugely sought after Ravenswood Avenue in Winstanley & boasting exceptional internal presentation from top to bottom - this quite stunning detached family home provides a substantial 1579 square feet of living space finished with a stylish, contemporary edge and impressive layout. The home has been altered significantly by the owners, who have extended, remodelled & completely renovated the home both inside & out. Enjoying considerable eye catching kerb appeal, the home rests on a lovely corner plot position, whilst internally, the general arrangement comprises in brief of; an entrance hallway with wc / cloaks, large main front lounge, a second impressive reception room plus the stylish fitted kitchen which runs the entire width of the home. The stunning kitchen itself measures approx 30ft & is finished with a trendy herringbone floor, exposed feature brick wall, a breakfast bar & a range of quality integrated appliances plus French Doors that lead out onto the garden. Upstairs, the home offers no less than five impeccably presented bedrooms (4 of which enjoy quality fitted units). There is a smart shower room off the landing plus an immaculate principal bathroom suite. Externally the plot here is another key feature of the home with the rear garden having been completely transformed & comprising an extensive Indian Stone patio area & lawn, a timber car port plus a stunning garden room with sleek bi-folding doors. This multipurpose room is currently used as a bar but could easily be utilised as a home office / studio / annexe style living area & boasts full insulation, power & wc with running water. The garden also enjoys a sunny south facing aspect too. To the front is a driveway which provides ample off road parking plus there is a second driveway with the car port. Locally access for local schools is excellent, as is the proximity to transport links such as the M6 and various amenities. Viewings are essential to appreciate the home on offer.







TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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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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