

FOR SALE

21, Churton Grove, Wigan, WN6 0SZ

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



21, Churton Grove, Wigan, WN6 0SZ

Stylish three bedroom extended detached home with a luxury garden retreat



- Beautifully presented & extended
- Bespoke garden room with bar & hot tub
- Detached garage / Ample parking
- Ground floor WC
- Quiet cul-de-sac location
- Stunning living & dining kitchen
- Fully landscaped gardens
- 1321 SQ.FT. in total

Tucked away in a quiet cul-de-sac, this beautifully presented and extended three-bedroom detached home boasts a bespoke garden room complete with a bar and hot tub, seamlessly blending comfort, style, and practicality—ideal for modern family living or busy professionals.

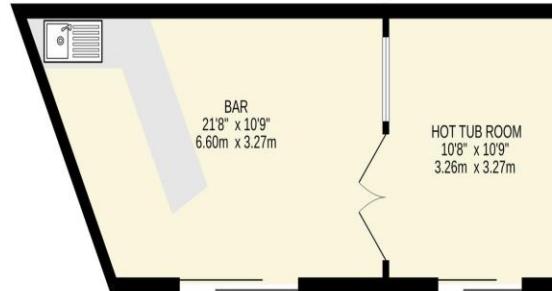
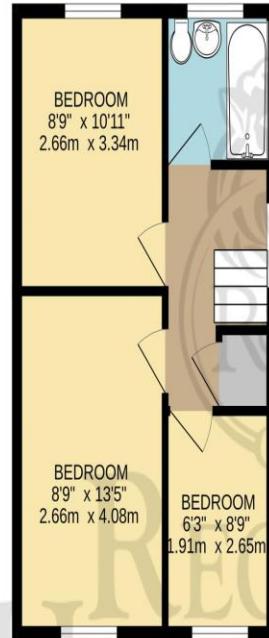
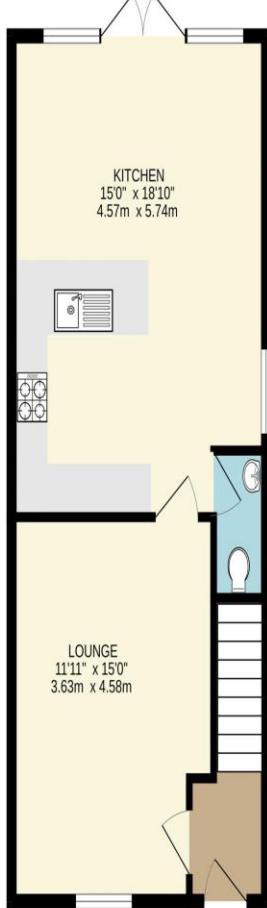
Internally, the home is finished to a very high standard and reveals a superb and thoughtfully extended ground floor. A welcoming entrance hallway leads into a comfortable lounge, ideal for relaxing evenings, while the heart of the home is the superb open-plan living and dining kitchen. Fitted with contemporary cabinetry incorporating an island peninsula and a range of built in appliances. This sociable space has been enhanced by a full-width extension featuring French doors, a vaulted ceiling and a striking roof lantern that floods the room with natural light and opens directly onto the beautifully landscaped rear garden - seamlessly blending indoor and outdoor living. A ground floor WC has also been added to the accommodation downstairs. To the first floor, the landing has an attractive wood and glass balustrade plus solid wood doors leading to three bedrooms that provide comfortable accommodation, with fitted wardrobes to the principal room, alongside a stylish family bathroom featuring a crisp white three-piece suite with shower over bath and complementary contemporary tiling.

Externally, the home continues to impress. What truly sets this particular property apart is the addition of a remarkable bespoke garden room, complemented by beautifully landscaped gardens that create an exceptional outdoor living and entertaining environment. The rear garden features contemporary composite decking and generous space for relaxing or hosting, with the garden room incorporating a bar area and provision for a hot tub – perfect for enjoying long summer evenings. To the front elevation, a driveway provides convenient off-road parking and leads to the detached garage. Further practical benefits include gas central heating and double glazing. Situated in a highly regarded residential area, the property enjoys convenient access to Standish village centre, reputable local schools and excellent transport links including the M6 and wider motorway network.





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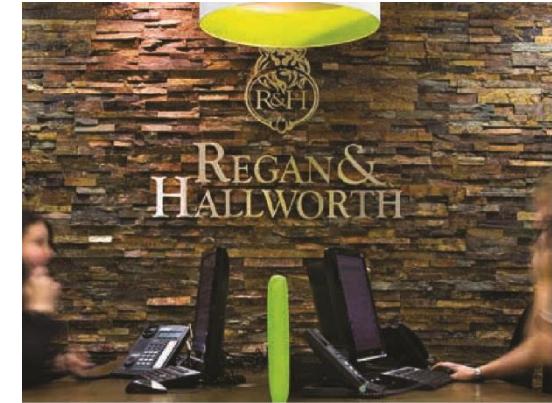
TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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 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.



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