

FOR SALE

17, Riverdale Close, Standish Lower Ground, WN6 8JS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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Contemporary Family Living at Its Finest — A Stunning Extended Home

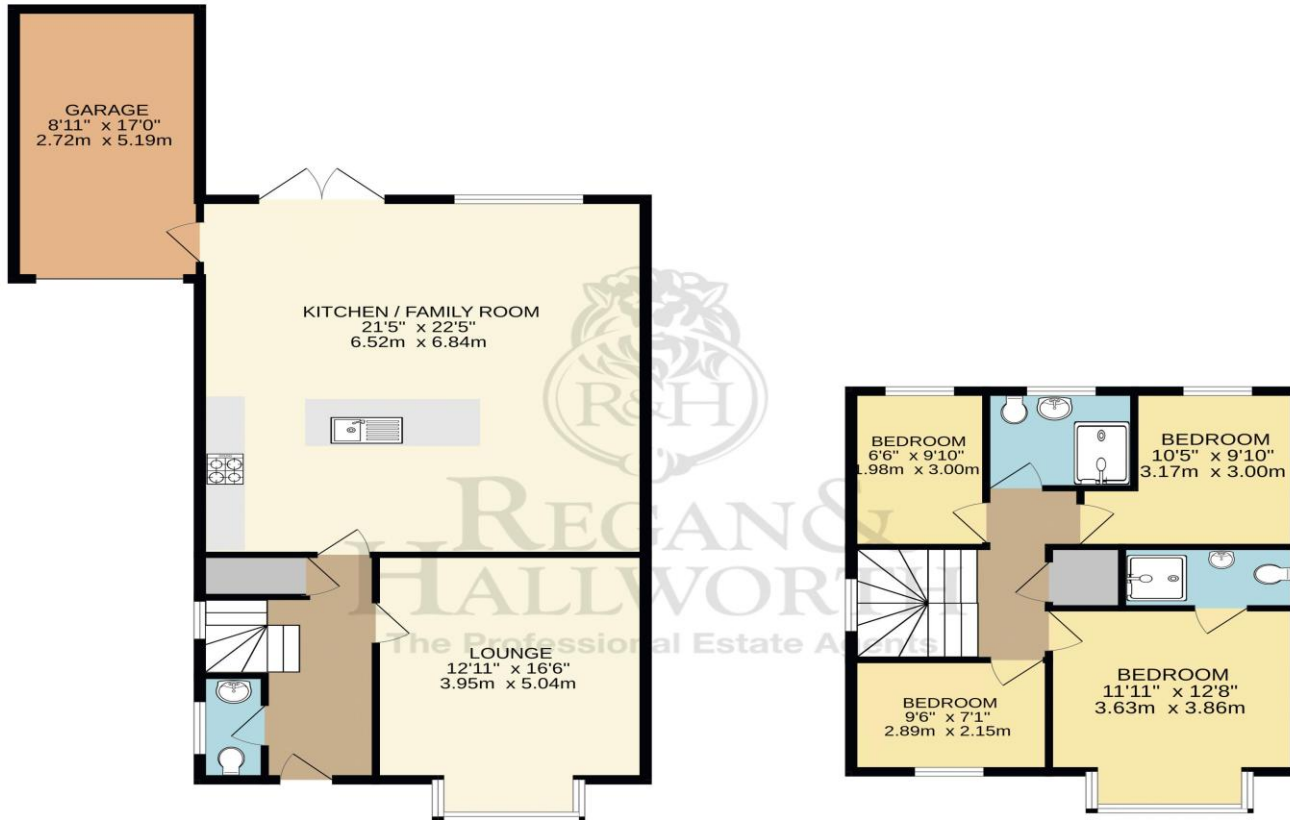


- Extended & refurbished throughout
- Four immaculate bedrooms
- Stunning open-plan living dining kitchen
- Quartz worktops & central island
- South-west facing garden
- Large driveway & detached garage
- Quiet cul-de-sac location
- 1485 SQ.FT.

Having been significantly extended and comprehensively refurbished throughout, this outstanding four-bedroom home offers the perfect blend of contemporary style, spacious family living and exceptional entertaining space. Finished to an impeccable standard both inside and out, the property is ideally suited to growing families seeking a turnkey home or professional buyers looking for a stylish modern lifestyle in a peaceful residential setting. At the heart of the home is a stunning full-width rear extension, creating an impressive open-plan living, dining and kitchen space designed very much with modern living in mind. Flooded with natural light from vaulted ceilings, skylights and French doors opening onto the garden, this spectacular room enjoys a sunny south-west facing aspect and provides the ideal setting for relaxing, socialising and entertaining alike. A sleek newly fitted kitchen features contemporary cabinetry, Quartz worktops, integrated appliances and a central island, whilst a striking media wall with inset electric fire creates a warm and stylish focal point. Complementing the space, the entire ground floor has been finished with elegant tiling, with plush high-quality carpets continuing upstairs. To the front of the property, a beautifully presented formal lounge with bay window and feature fireplace offers a quieter, more cosy retreat, whilst a spacious welcoming hallway and modern cloakroom complete the ground floor accommodation. Upstairs, four immaculately presented bedrooms provide excellent family accommodation, including a stylish principal bedroom with contemporary ensuite shower room, alongside a sleek modern family bathroom finished to an equally high standard. Tucked away within a quiet and highly desirable cul-de-sac, the property enjoys attractive south-west facing rear gardens with a large patio area, manicured lawns and mature well-stocked borders — perfect for outdoor dining and summer evenings. A long sweeping driveway extends down the side of the home to a detached garage, whilst additional frontage parking further enhances practicality.







TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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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