



83a Green Lane, Standish

Offers in Region of £925,000

ARNOLD
& PHILLIPS
ESTATE AGENTS



83a Green Lane

Standish, Wigan

Arnold & Phillips are delighted to present this beautifully crafted new-build family home, offering approximately 2,268 square feet of luxurious living space in the highly desirable area of Standish.

Ideally situated on the prestigious Green Lane, this stunning property enjoys an elevated position surrounded by picturesque views. Standish itself boasts an excellent range of amenities including boutique shops, popular bars and restaurants, and highly regarded schools, making it a perfect location for family living.

From the moment you step inside, you're welcomed by a spacious entrance hallway that sets the tone for the rest of the home—inviting, stylish, and full of character. The ground floor features a charming family/playroom complete with a cosy log burner, ideal for relaxing evenings. A separate home office provides a quiet and versatile space to suit the demands of modern life. Throughout the ground floor, elegant herringbone flooring adds a touch of timeless sophistication.

At the heart of the home lies a breathtaking open-plan kitchen, dining, and lounge area. Designed to the highest standard, the kitchen features a central breakfast bar and a full range of integrated appliances. This space flows effortlessly into a comfortable living area—perfect for entertaining or unwinding with family. Expansive bi-fold doors open directly onto the rear garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living.

On the first floor, three generously sized bedrooms await, including a luxurious master suite complete with stylish en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms, offering a haven for rest and relaxation.

The second floor reveals even more space, with a large landing area enjoying elevated views and leading to two spacious twin bedrooms. These rooms provide exceptional flexibility—ideal for growing families, guest accommodation, or additional workspace.

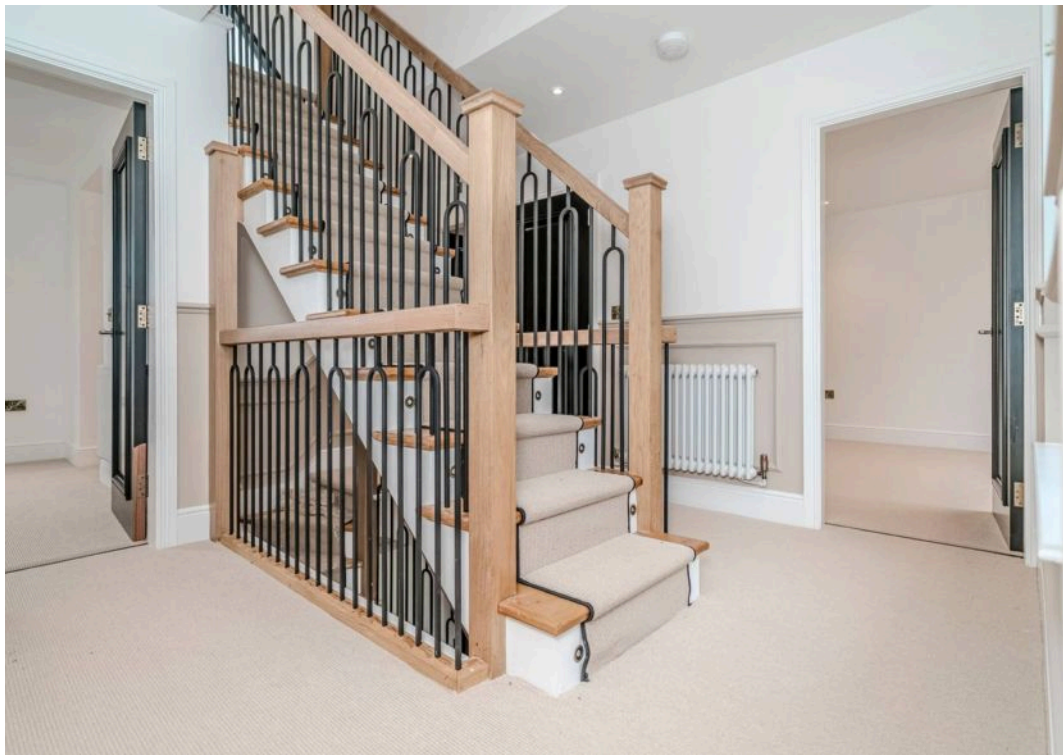
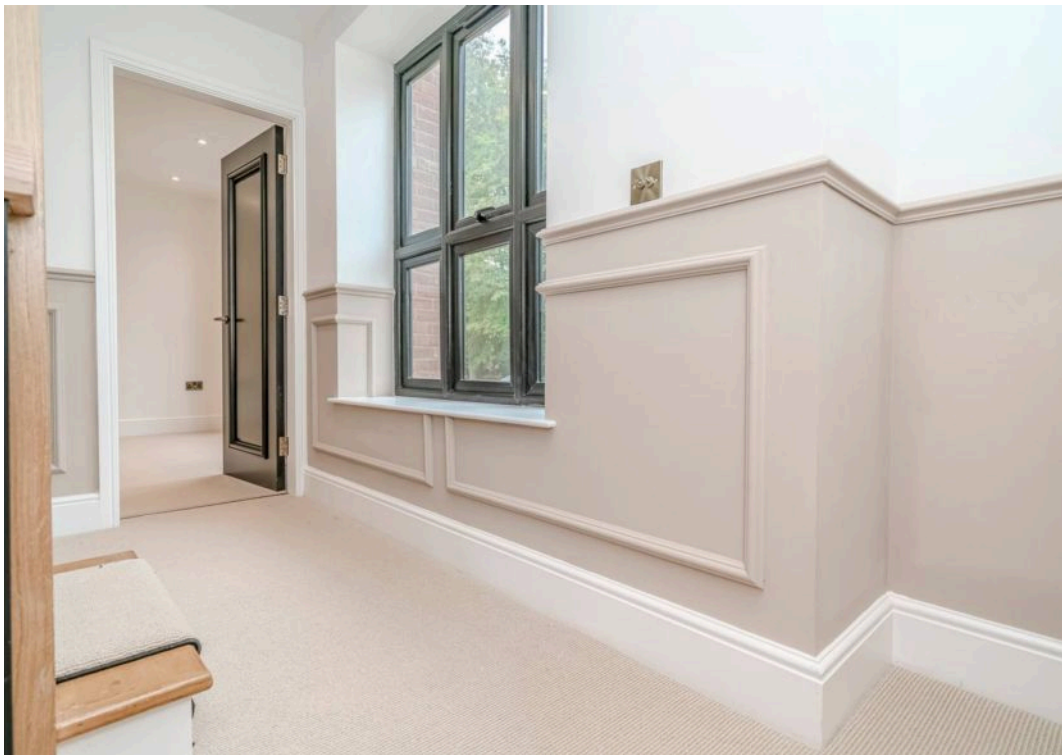
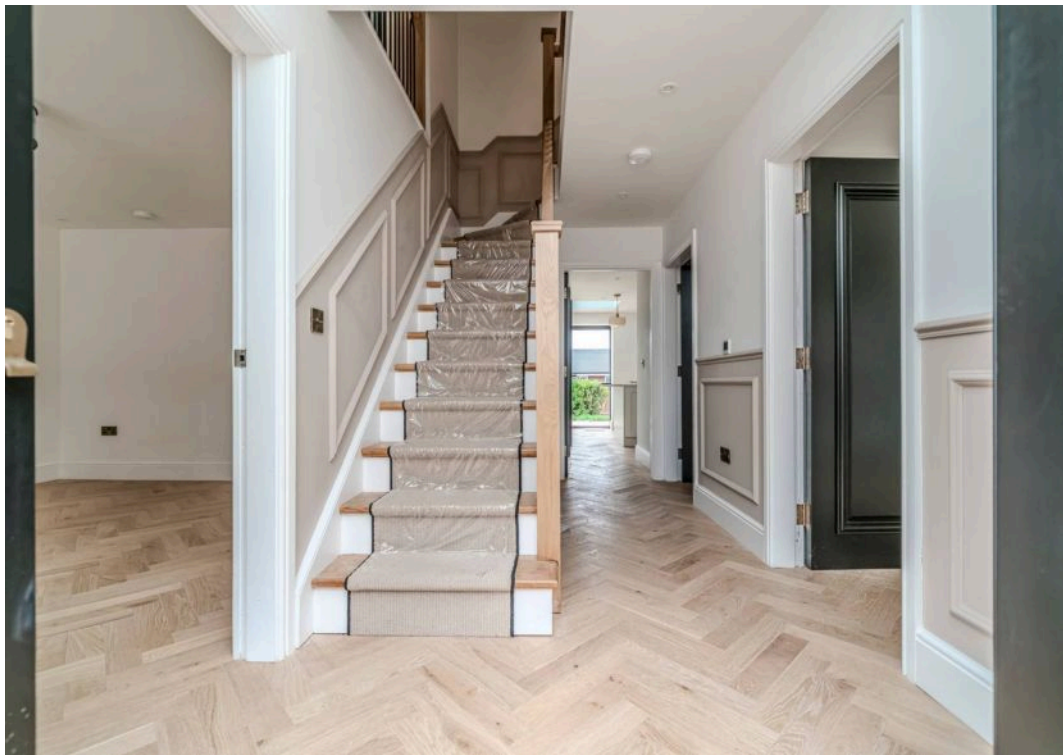
Outside, gated access ensures privacy and a sense of exclusivity. Beautifully landscaped gardens surround the property, enhancing its curb appeal and offering an idyllic backdrop for outdoor living.

This exceptional home blends contemporary design with comfort and practicality, providing the perfect setting for family life. With its flexible layout, high-quality finishes, and enviable location, it offers a rare opportunity to enjoy refined living in one of Standish's most sought-after addresses.











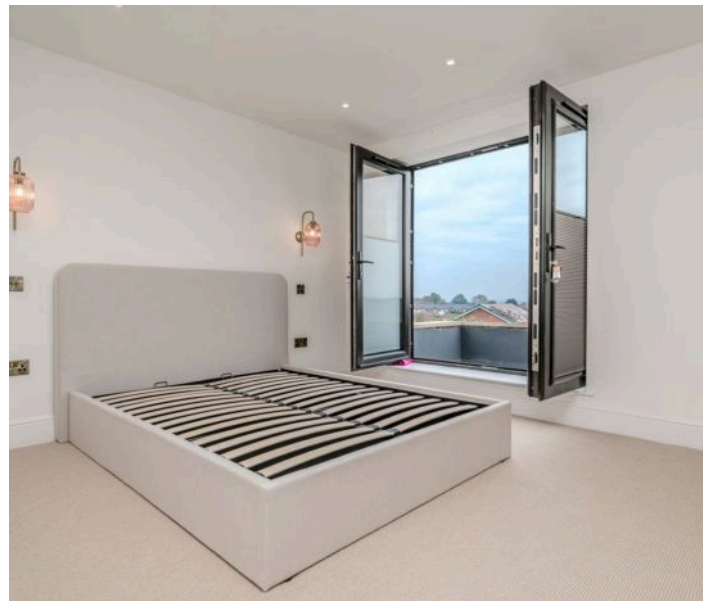
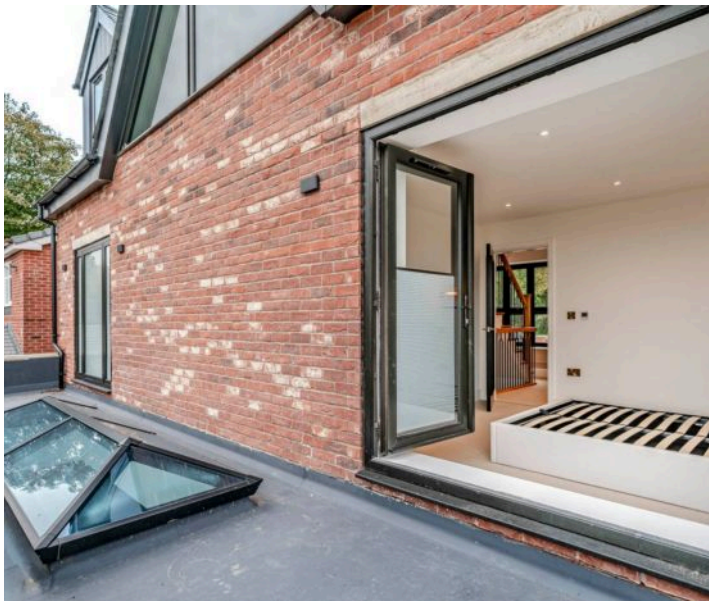
83a Green Lane

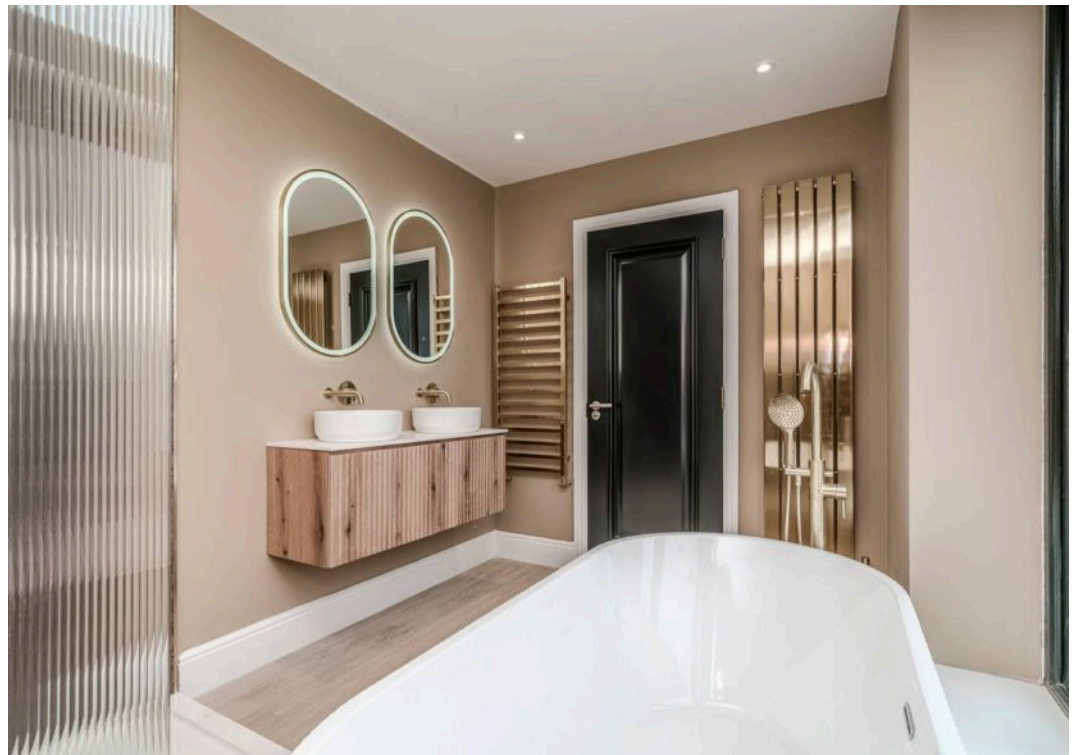
Standish, Wigan

- Beautifully Designed New Build Family Home
- Five Bedrooms
- Stunning Modern Kitchen/Family Room
- Highlights Of This Home, Ground Floor, Welcoming Entrance Hallway, Stunning Family Room With Log Burner, Play Room/Office.
- Circa 2268 Square Feet
- Master Bedroom With Ensuite Facilities
- Herringbone Floor Throughout
- Stunning Views Over Rivington
- Set Over Three Floors
- Offering Flexible Living Space

Council Tax band: C

Tenure: Freehold



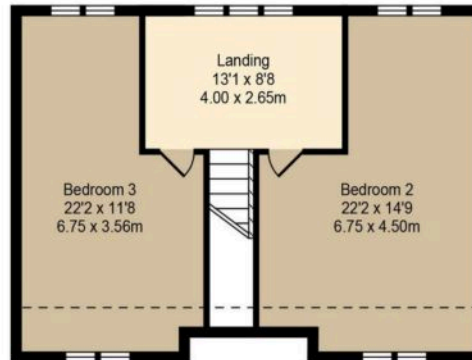




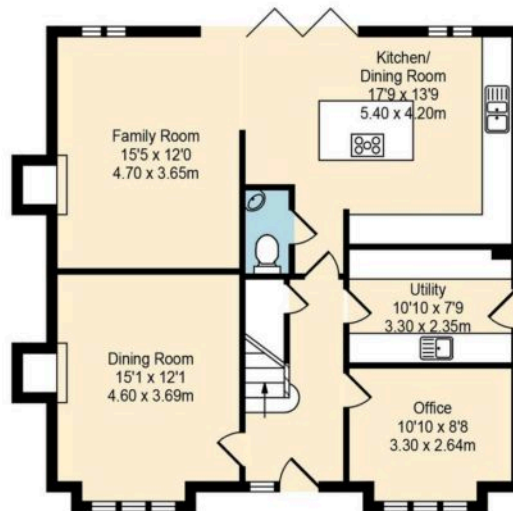
Green Lane, Chorley

Total Approx. Floor Area 2261 Sq.ft. (210.05 Sq.M.)

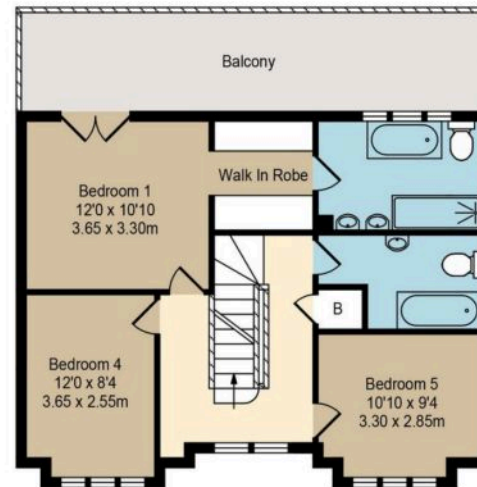
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 658 Sq.Ft
(61.13 Sq.M.)



Approx. Floor
Area 921 Sq.Ft
(85.56 Sq.M.)



Approx. Floor
Area 682 Sq.Ft
(63.36 Sq.M.)

You can include any text here. The text can be modified upon generating your brochure.

