



Park View, Chorley Road, Standish

£525,000

Freehold



Nestled behind private electric gates and set well back from Chorley Road, Park View is an exceptional semi-detached bungalow offering over 1,500 sq ft of beautifully presented and thoughtfully designed accommodation. Occupying a generous plot, the property enjoys a high degree of privacy with a long sweeping driveway leading to the home, whilst mature landscaped gardens wrap elegantly around the property, creating a wonderful setting to enjoy throughout the seasons.

Finished to an excellent standard throughout, the accommodation has been designed with modern family living in mind. The heart of the home is undoubtedly the stunning open-plan living space, where the contemporary fitted kitchen, complete with integrated appliances, flows seamlessly into the dining area and impressive lounge. A striking vaulted ceiling enhances the sense of space and light, whilst large patio doors open directly onto the gardens, creating a superb entertaining space that effortlessly blends indoor and outdoor living.

Complementing the kitchen is a separate utility room providing practical additional storage.

The bedroom accommodation is equally impressive, comprising three generous double bedrooms. The principal suite benefits from a stylish modern en-suite shower room, whilst the second double bedroom also enjoys its own en-suite facilities. A beautifully appointed family bathroom is centrally positioned and features a separate shower enclosure, bath, wash hand basin and WC. In addition, the converted loft provides a highly versatile room currently utilised as a home office but equally suited as a fourth bedroom.

Further enhancing the home's comfort the property benefits from underfloor heating throughout.





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Despite its idyllic semi-rural setting, Park View is far from isolated. The highly regarded village of Standish is just a five-minute drive away, offering an excellent range of independent shops, supermarkets, cafés, bars and restaurants, including the ever-popular Albert's Standish and a variety of independent cafés and eateries. Several traditional country pubs are also within a stones throw.

The area is particularly sought after for its outstanding local schooling, with excellent primary and secondary schools nearby, as well as convenient access to Bolton School and Bolton Grammar School. Commuters are equally well served with excellent motorway links via the M6, M61 and M58, together with nearby rail connections providing easy access across the North West.

Surrounded by beautiful open countryside, scenic walking routes and picturesque landscapes, Park View offers the perfect balance of peaceful rural living and everyday convenience. Manchester, Liverpool, Preston, Bolton and Wigan are all within comfortable commuting distance, making this an exceptional opportunity to enjoy the very best of both worlds.

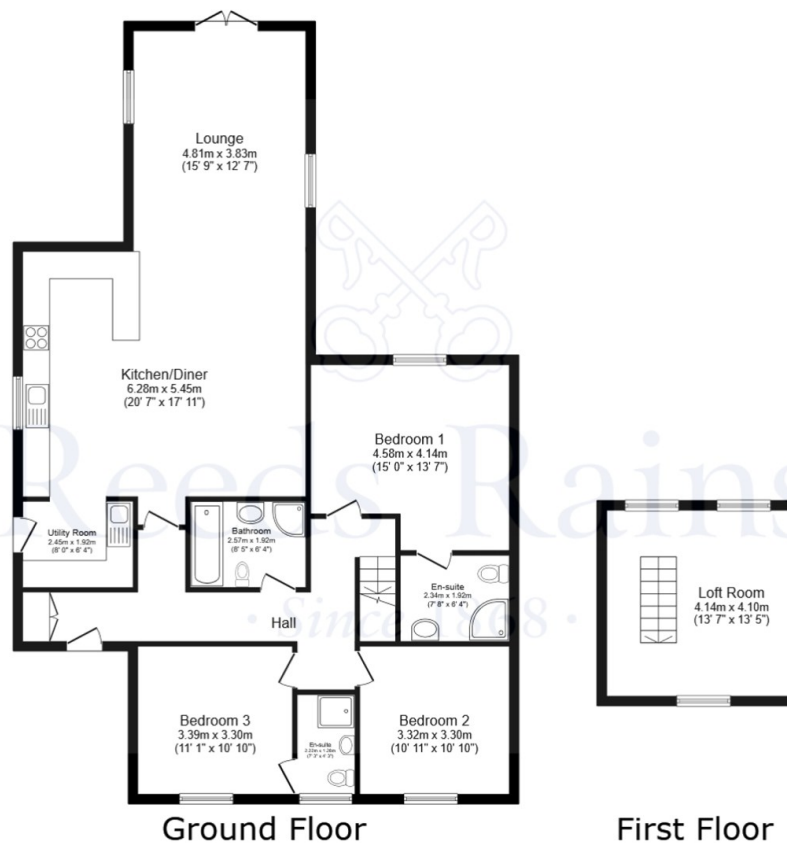
An added advantage is that the property benefits from granted planning permission for the construction of a substantial detached outbuilding, comprising a garage and separate garden room. This presents an excellent opportunity for purchasers to create additional storage, a home office or gym.



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Total floor area: 136.6 sq.m. (1,471 sq.ft.)

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Ground Floor

First Floor