

FOR SALE

12, Springpool, Winstanley, WN3 6DE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Springpool, Winstanley, WN3 6DE

A stunning six bedroom detached house with breathtaking views in prime location.

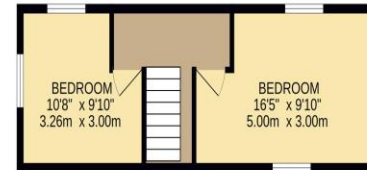
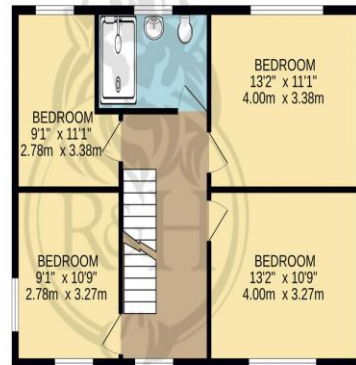
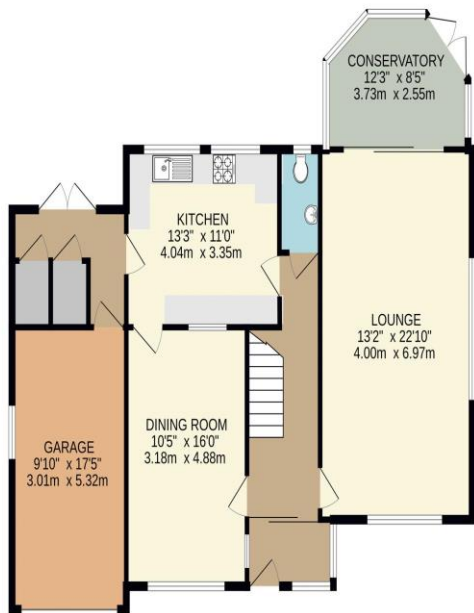


- Prime location
- Large garden plot
- Two large garages (one integral)
- No upward chain
- Breathtaking views
- Six bedrooms
- Gas central heating / Double glazing
- 2314 SQ.FT. / Freehold

Discover your dream home in Wigan's most exclusive private road. Nestled in the heart of Springpool, this stunning detached house offers a rare opportunity to own a piece of Wigan's finest real estate. With breathtaking views of Winstanley Hall Park, Haigh Hall and Rivington, this property sits on a generous plot of land, surrounded by large private gardens that invite you to relax and enjoy the scenery. The spacious accommodation spans three floors and 2314 square feet, with notable features including a large 22' lounge with picture window that frames the stunning landscape and fills the space with natural light, two garages and six bedrooms in total. As you enter the house, you are greeted by a porch and a traditional central hallway that leads to the superb lounge which is perfect for entertaining guests or curling up with a book all set against the backdrop of the views. The ground floor also boasts a separate dining/sitting room that connects to a fitted kitchen with plenty of storage and worktop space. A utility room, a cloakroom/WC and a large integral garage with remote controlled electric door complete the ground floor layout. The first floor hosts four bright and spacious bedrooms, a family bathroom and a landing with stairs leading to the top floor. The top floor offers two more good sized bedrooms that can be used as a home office, a gym, a playroom or a guest room. The possibilities are endless. Outside, the property features another brick built garage that can be accessed from the driveway that sweeps past the front of the house. The driveway can accommodate several cars and provides a secure and convenient parking space. The property is freehold and has no chain delay, making it an ideal choice for buyers who want to move in quickly. The house has been immaculately maintained and lovingly cared for by the current owners, who have lived here for over 40 years. However, the house also offers loads of potential for further extensions and modernisation, allowing you to add your own personal touch and create your dream home. This property is truly one of a kind. We expect a high level of interest in this exceptional home, so we urge you to act fast and book a viewing today. Don't miss this chance to own a slice of Wigan's most sought after location.







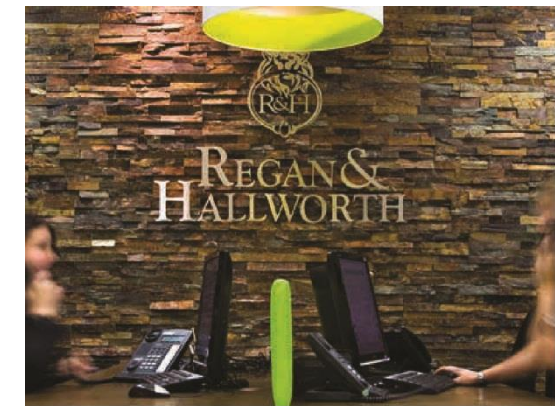
REGAN & HALLWORTH

The Professional Estate Agents

TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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.

Made with Metropix ©2023



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



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.

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com