

**FOR SALE**

13, Lyon Road, Springfield, WN6 7ER

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

ESTD  
1996



## 13, Lyon Road, Springfield, WN6 7ER

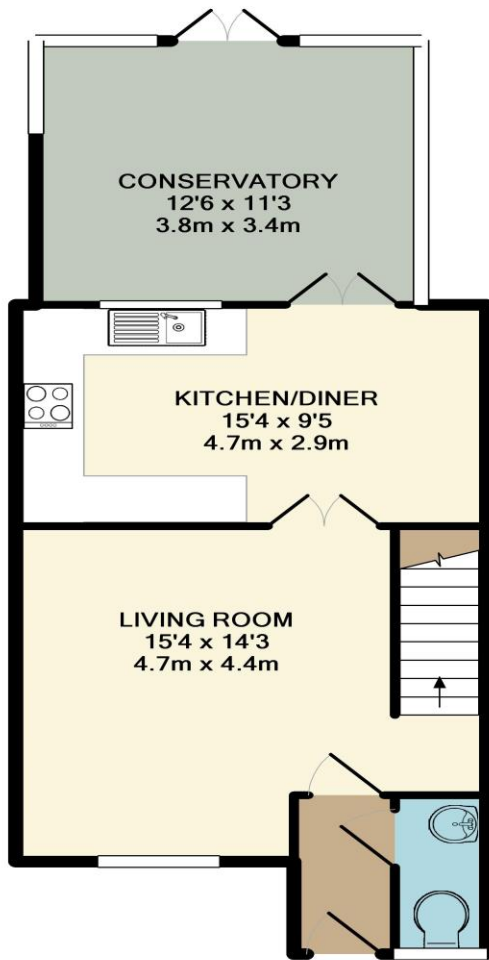
*Stylishly presented modern semi with large rear sun room and newly installed kitchen.*



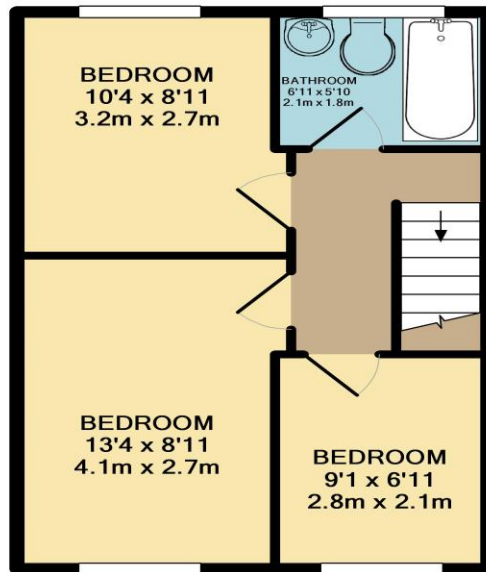
- Stunning modern semi
- Upgraded rear sun room
- Newly installed kitchen
- South-easterly facing plot
- 3 bedrooms / 1 reception room
- Stylish bathroom suite
- Popular development
- 891 SQFT

Offering smart & stylish presentation plus benefiting from a large rear sun room that has added considerably to the size of this high quality semi-detached home, this superb modern property now provides almost 900 square feet of contemporary living space. Located on a popular modern development which lies close to acclaimed schools, amenities & Wigan Town Centre itself, properties seldom come available here, and when they do, they tend to generate lots of early interest. The property itself has recently benefitted from various improvements, so the fresh new decor coupled with the newly laid carpets mean that buyers need only move in and start unpacking. Our clients have installed a sleek new kitchen, overhauled the bathroom plus added an insulated roof to the sun room, making it usable all year round. In brief the property comprises; a porch with ground floor wc, spacious & light lounge with feature fireplace, plus the stunning fitted kitchen diner with French Doors that flow nicely into the much improved sun room which overlooks the garden. The kitchen itself is finished with a range of integrated appliances. Upstairs there are three bedrooms with a superb, high spec principal bathroom suite. Externally there are garden to the front and rear. The rear is mature, landscaped & boasts a patio area and more privacy than is commonly found on modern estates. The rear also enjoys a sunny, south-easterly facing aspect. To the front there is a driveway giving off road parking. Viewings are highly recommended on this immaculate home.





GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)

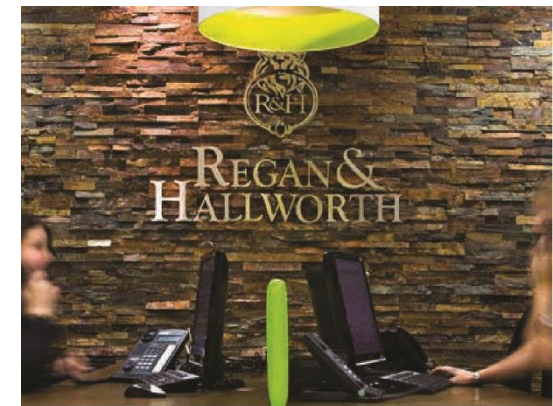


1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016



**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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.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.