

**FOR SALE**

11, Barnsley Street, Springfield , WN6 7HA

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

ESTD  
1996



# 11, Barnsley Street, Springfield , WN6 7HA

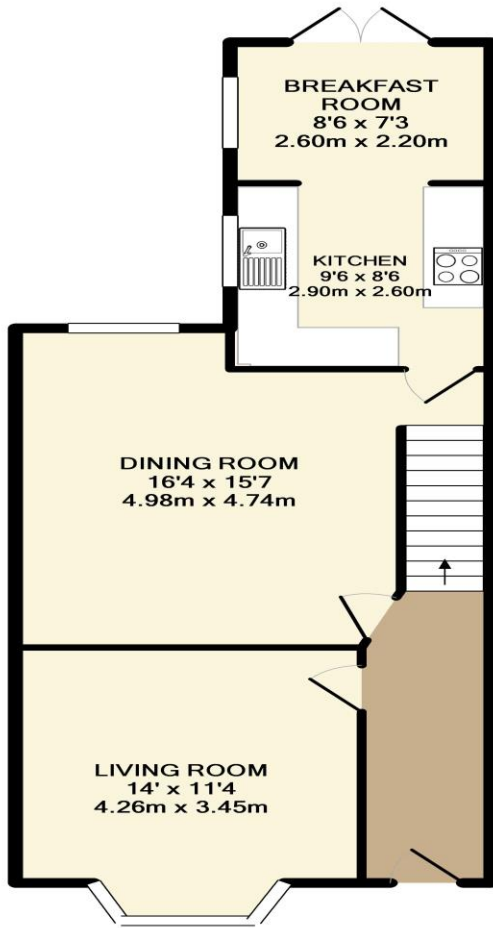
Exceptional three bed, bay fronted mid-terrace home that has recently been renovated.



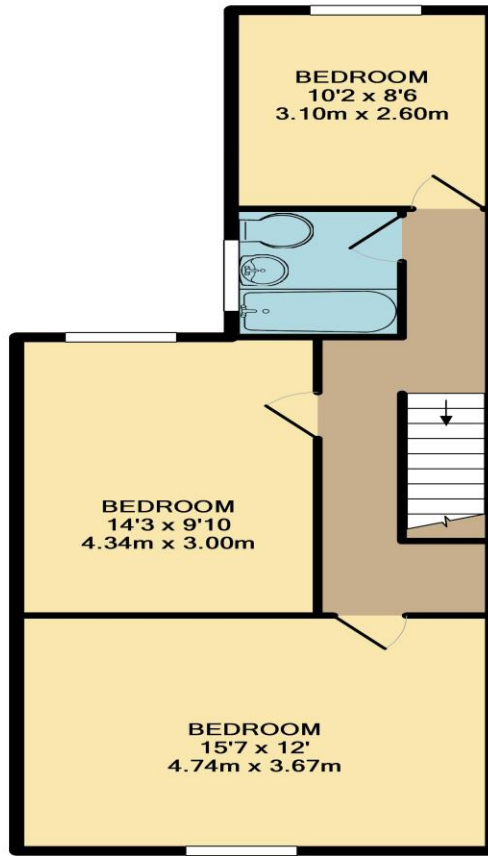
- Outstanding bay fronted mid-terrace home
- Modern fitted kitchen with breakfast room
- Modern fitted family bathroom
- Recently renovated throughout
- Excellent sized reception rooms
- Three good sized bedrooms
- Front and rear gardens
- 1128 SQ.FT

Now available for sale and offered with NO ONWARD CHAIN is this truly stunning, period, three bed bay fronted period mid-terrace home. Barnsley Street has been recently renovated to a high standard giving it a very modern and contemporary feel yet still retains many original features. The property is situated in the Springfield area of Wigan offering easy access into the town centre with all its amenities, bus and train station, some outstanding schools for all ages, Mesnes Park and is just a short drive to several major motorway networks. Internally the spacious accommodation briefly comprises of entrance hallway, large formal lounge / sitting room located to the front with feature bay window, separate dining room located to the rear with window overlooking the rear garden and then a modern fitted kitchen offering a range of wall, base and drawer units with an open planned breakfast room with double doors leading out onto the gardens. Up on the first floor Barnsley Street has a large double master bedroom located to the front, second large double bedroom, modern fitted family bathroom comprising of wc, sink unit and bath with shower over and then a third smaller double bedroom located to the rear. Externally to the front the property has a walled and gated front yard style garden area whilst to the rear there is a deceptively spacious and enclosed rear yard which is not overlooked. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and excellent location of this superb family home.





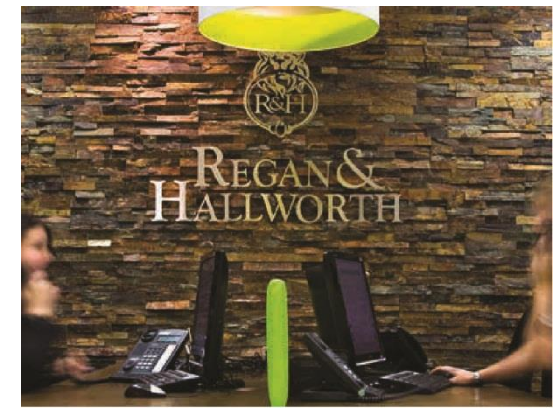
GROUND FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 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  
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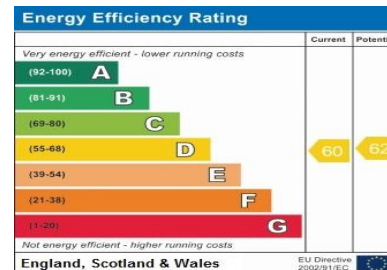
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.

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