

**FOR SALE**

140, Springfield Road, Springfield , WN6 7RD

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

ESTD  
1996



# 140, Springfield Road, Springfield , WN6 7RD

Beautiful 1930s semi-detached home with lovely rear garden & south-westerly aspect.



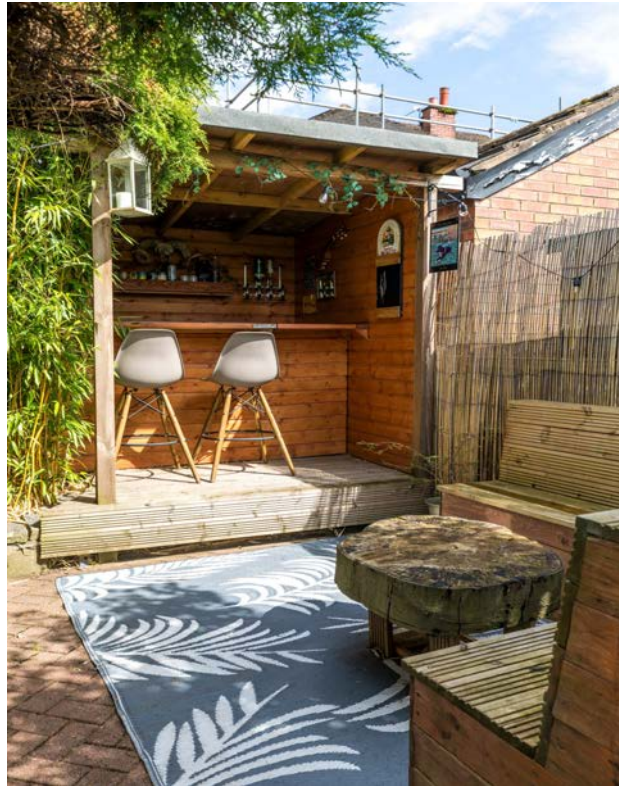
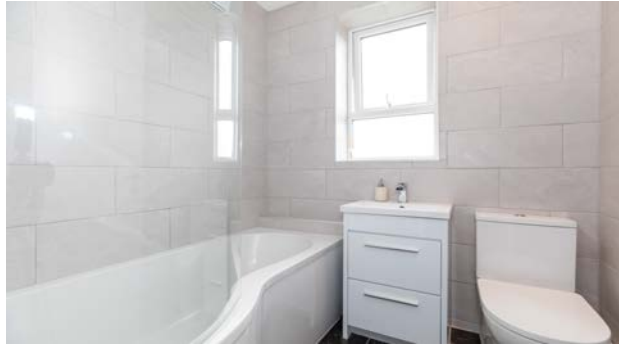
- Beautiful 1930s semi-detached home
- Modern open plan kitchen diner
- Stunning rear garden
- Driveway & detached garage
- 3 bedrooms / 1 reception room
- Ideal for first time buyers / young families
- Sunny south-westerly rear aspect
- 972 SQFT

Enviably positioned on the hugely popular Springfield Road & benefiting from a sunny, south-westerly rear aspect & beautiful rear garden - this pretty 1930s semi-detached home enjoys lots of traditional charm & would be ideal for a young family or first time buyers moving up the housing ladder.

The property is superbly presented throughout & has benefited from various enhancements over recent years, including brand new flooring, a smart principal bathroom & general redecoration plus some replastering in parts. Set across two floors, the home benefits from a much improved, remodelled layout with a nice mix of pretty, coved ceilings & feature bay windows coupled with modern fittings throughout. In brief the living space comprises; an entrance hallway, lovely front lounge with feature bay window & newly installed gas log burner, plus the superb rear kitchen diner.

The kitchen itself has been cleverly opened up to create a more family-friendly open plan living space, plus there are French Doors that open out onto the rear garden. Upstairs, there are three bedrooms & the sleek, fully tiled family bathroom. Externally, the gardens here are superb; the rear is south-westerly facing, mature and very private. There is a lawned area, a flagged patio for sitting out plus a private decked bench area with a bar. To the front is a spacious block paved driveway which leads through to a large 24ft detached garage. Early viewings are highly recommended.





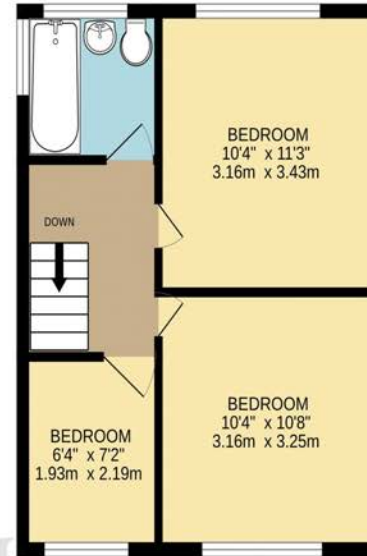
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

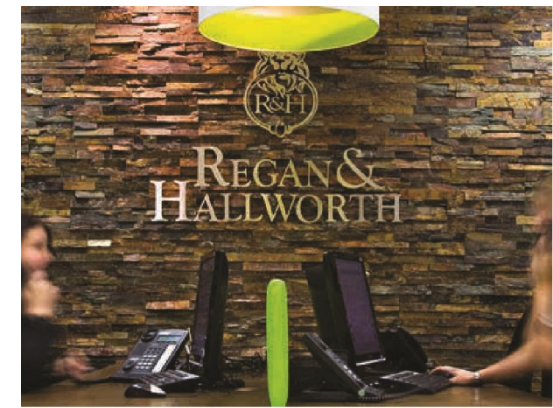


TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

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 ©2024



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.



**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)