

FOR SALE

1, Appleton Grove, Goose Green, WN3 6NY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Appleton Grove, Goose Green, WN3 6NY

A stylish four bedroomed semi detached house



- Elegantly presented home
- Stunning upgraded kitchen
- Master bedroom with ensuite
- 2 car drive & garage / EV charger
- Generously sized sunny garden
- Four bedrooms
- Stylish conservatory
- 1300 SQ.FT.

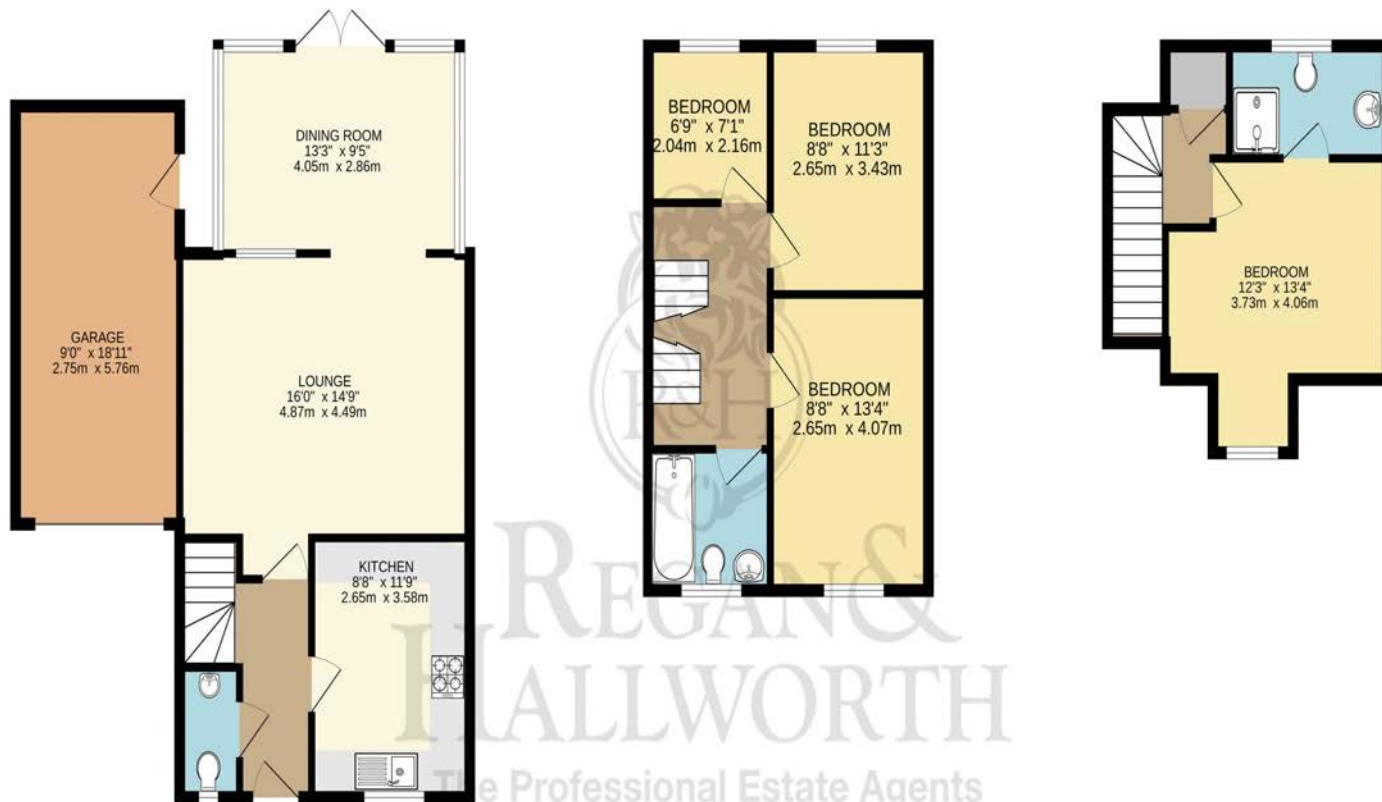
Elegantly updated and showcasing numerous improvements and alterations, this stylish four bedroom semi-detached home offers a generous 1300 square feet of sleek, contemporary living space that truly needs to be seen to be appreciated. The property has undergone significant enhancements in recent years to reach a level of finish and design that aligns perfectly with modern buyers' tastes.

The superior finish throughout is genuinely impressive, and the property comprises: a hallway with an upgraded WC/cloakroom, a stunning fitted kitchen with Shaker-style units, solid wood worktops, a ceramic sink, and a range of integrated appliances. The stylish lounge seamlessly connects to the smart rear conservatory providing a dining room offering views and direct access to the garden. Fitted blinds, designer radiators, and high-quality flooring adorn the ground floor. Upstairs, three well-presented bedrooms, a family bathroom, and a top floor large bedroom with an ensuite shower room await.

Situated on a good-sized plot, the rear garden enjoys a sunny, westerly orientation, bathing it in sun upto the evening. The low-maintenance rear includes a patio area and decking, while the front provides off-road parking for two cars, including an EV car charger on the driveway leading to the attached garage. Located in a quiet, respectable cul-de-sac development, the property falls within the catchment area for highly acclaimed schools and is convenient to shops, amenities, bus routes, and approximately two miles from the M6 motorway.







TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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.
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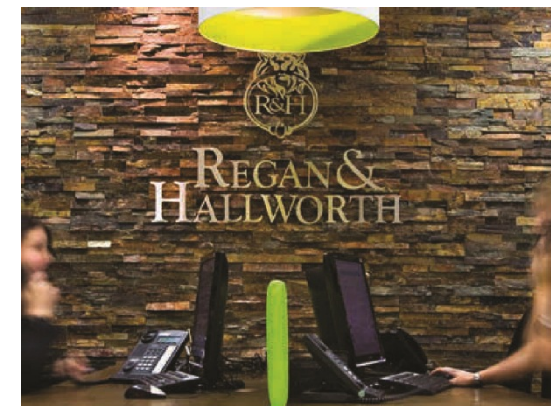
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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