

**FOR SALE**

10, Kells Grove, Springfield, WN6 7EU

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

ESTD  
1996





## 10, Kells Grove, Springfield, WN6 7EU

*Available with no chain delay and keenly priced to sell quick, early viewings are recommended.*



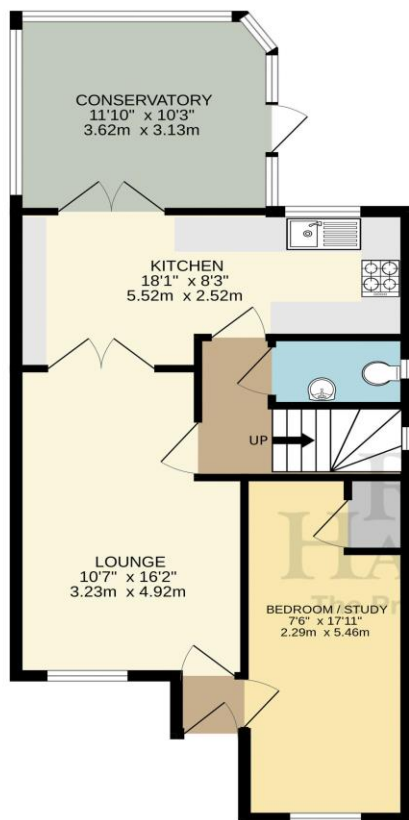
- Spacious 4 bed detached house
- Three 1st floor double bedrooms
- Ground floor bedroom or study
- No chain delay
- Conservatory
- Ensuite to master bedroom
- Fitted kitchen diner
- 1128 SQ.FT.

Tucked away in the corner of a quiet cul-de-sac on the highly coveted Springfield Park development, this attractive detached family home offers versatile four bed accommodation further enhanced with a conservatory providing another spacious family room overlooking the gardens. Affording an unbeatable blend of convenience and comfort the property is surrounded by excellent local amenities, top-rated schools, and superb transport links, plus is just a stone's throw from the newly regenerated Mesnes Park and Haigh Woodland Park, providing countless opportunities for families to immerse themselves in nature and outdoor activities. Benefitting from NO CHAIN DELAY this fantastic family home offers thoughtfully styled and well-planned living spaces throughout including a ground floor bedroom / study and three more double bedrooms upstairs making it perfect for a growing family. The rest of the accommodation is perfectly suited for family living and begins with an inviting entrance hall that leads to a spacious and bright living room offers a welcoming area to relax. There is an impressive kitchen diner, complete with a fully fitted kitchen, breakfast bar, and generous dining space to the rear together with a practical ground floor WC and a large conservatory with French doors that open out to the rear garden. Upstairs, the property continues to impress with a well-appointed master bedroom featuring an en suite shower room, two additional good-sized bedrooms, and a stylish principal shower room. Externally, the home benefits from the driveway being extended to provide ample off-road parking whilst the rear is larger than average and provides a private and peaceful space, ideal for enjoying the warmer months. This is a rare opportunity to acquire a stunning family home in one of Springfield's most sought-after locations. Early viewings are highly recommended to fully appreciate the quality, style, and excellent location this property has to offer.

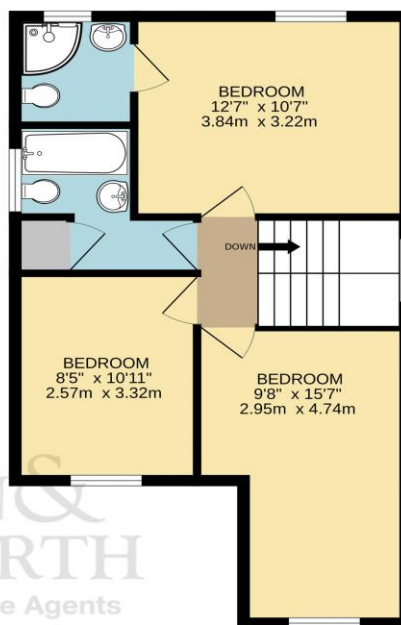




GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



**R&H**  
**REGAN & HALLWORTH**  
Professional Estate Agents

TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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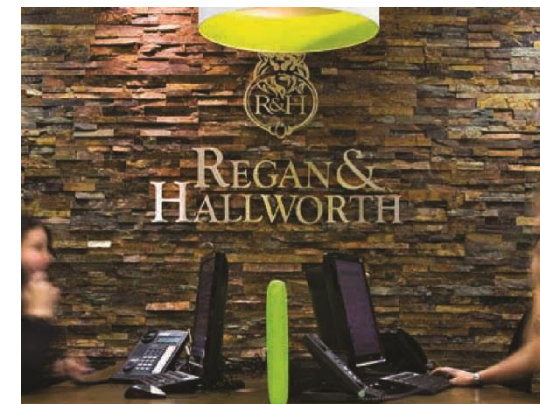
**rightmove**

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**LR Finance**

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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