

FOR SALE

75, Kirkless Street, Wigan, WN1 3JR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



75, Kirkless Street, Wigan, WN1 3JR

A lovely 3 bed family home with generous gardens that have open aspects & are not overlooked.

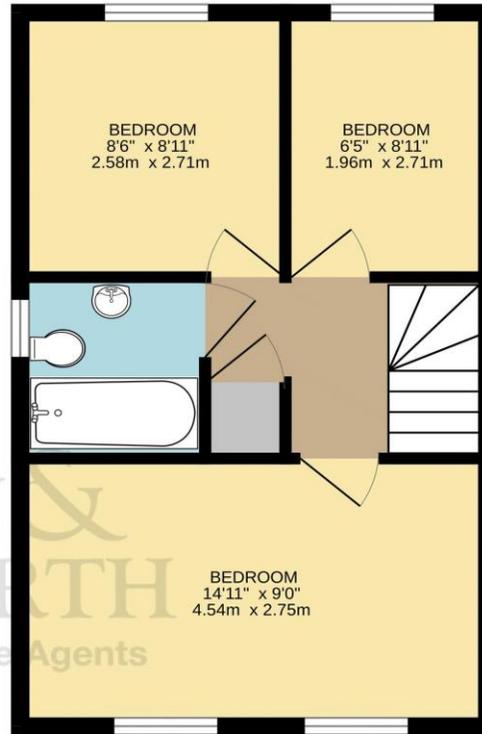
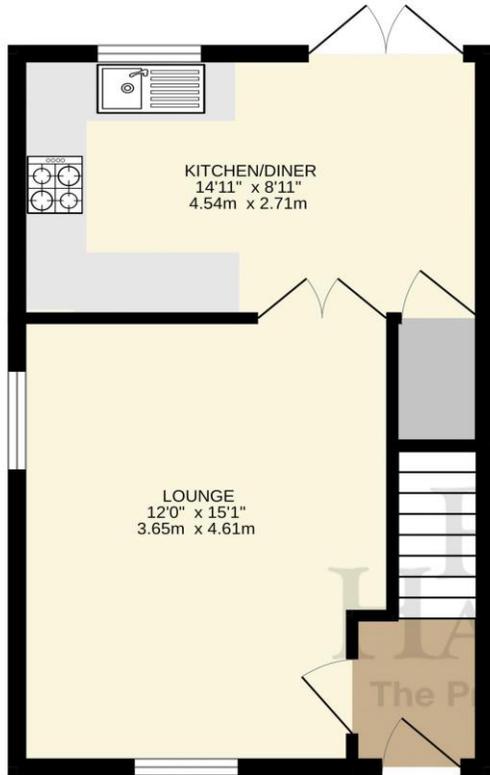


- Modern 3 bed semi-detached house
- Recently fully fitted master bedroom
- Generous gardens
- Open aspects & not overlooked
- Full double glazing
- GCH - new boiler installed
- No chain delay
- 716 SQ.FT.

Tucked away on a popular residential estate is this well presented three-bedroom semi-detached property boasting good-sized gardens that have pleasant woodland aspects and are not overlooked to rear. Available with the added benefit of no chain delay, this modern home presents a fabulous opportunity for a family seeking a home they can simply move straight into and simply unpack. Kirkless Street is a pleasant street with little through traffic and convenient for accessing the good schools & amenities in the local area as well as being within 15 minutes walk from Wigan town centre. Boasting a light and freshly decorated interior accommodation highlights include; a welcoming entrance hall, spacious lounge with feature fireplace and a well-appointed kitchen/ diner with a range of built in appliances. To the first floor, the landing area gives access to a tiled family bathroom and three bedrooms with the master benefiting from recently fitted wardrobes. Other benefits include double glazing and gas central heating with a brand new Worcester combination boiler. Externally this attractive home offers a well-maintained garden to the rear with a large Indian stone patio and paths plus an artificial lawn. The rear enjoys open aspects and is not overlooked. To the front elevation is a driveway providing off-road parking for 2 cars. Early viewings are highly recommended to avoid disappointment.







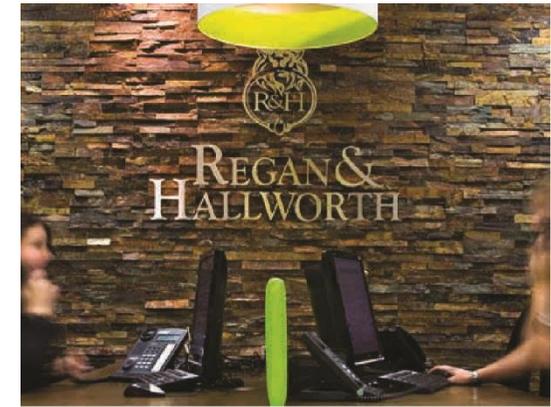
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TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

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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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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