

FOR SALE

1, Kimberley Street, Springfield , WN6 7AJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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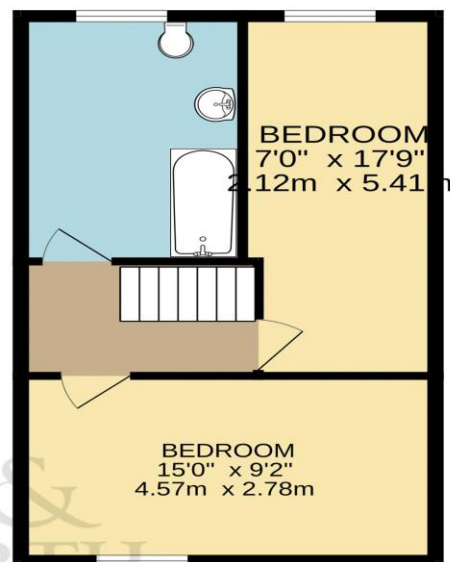
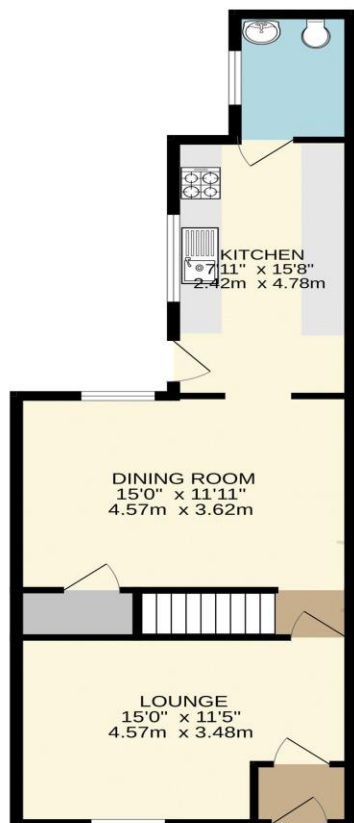
Spacious end terrace home totalling a generous 960 SQFT of living space.



- Spacious end terrace home
- Generous amount of floorspace
- Ideal starter home
- Sunny westerly rear aspect
- 2 bedrooms / 2 reception rooms
- Beautifully presented
- Quiet residential setting
- 960 SQFT

This impressively sized end terrace home is enviably located on the popular Kimberley Street, a quiet residential cul-de-sac that is ideally positioned just a short walk from Wigan Town Centre & both train stations, plus various shops & amenities. At 960 square feet of living space, the home is much larger than other similarly priced properties in the area & simply must be viewed internally to be fully appreciated. Offering excellent internal presentation too, the home would be ideal for a first time buyer or possibly any investors looking for an easily rentable addition to their portfolio & internally is set across two floors, comprising in brief of; a lovely front lounge with feature fireplace, a rear dining room plus a modern fitted kitchen & a wc / cloaks. Upstairs there are two good sized bedrooms plus a large 3-piece principal bathroom. Outside there is a private walled rear garden which faces due west & therefore enjoys lots of late afternoon sun. Viewings are highly recommended on this excellent starter home. Book now to avoid disappointment.





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TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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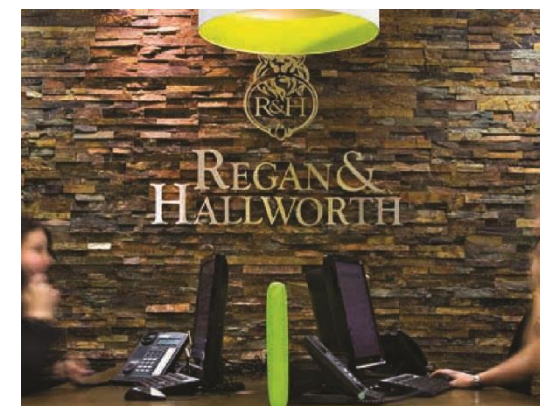
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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