

FOR SALE

21, Ryton Close, Poolstock , WN3 5HH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



21, Ryton Close, Poolstock , WN3 5HH

Garden fronted, extended three bed mid-town house located in the popular area of Poolstock

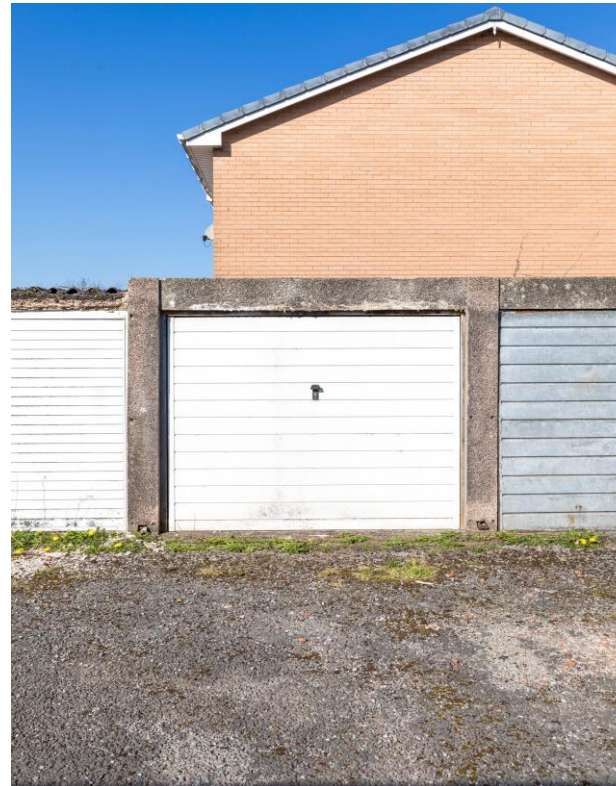


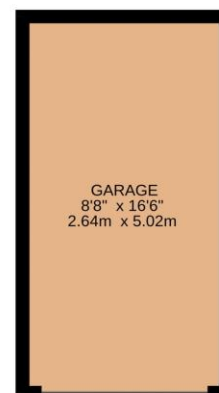
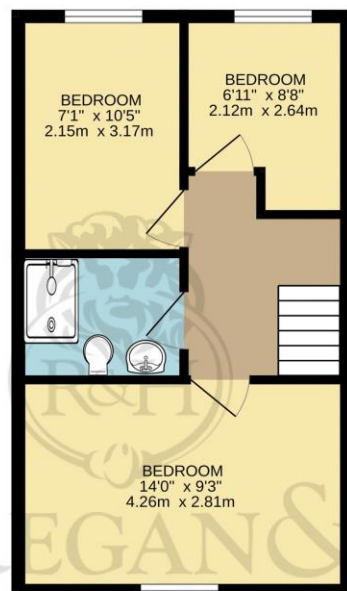
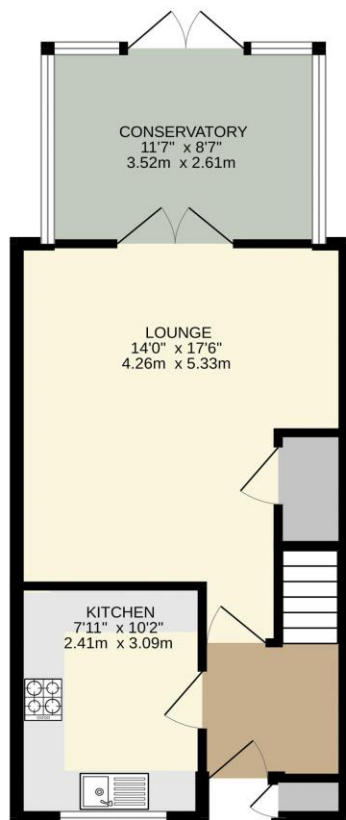
- Spacious mid-town house style home
- Fitted kitchen with cooker
- Family bathroom with shower
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens / garage / parking
- 939 SQ. FT.

Located in the ever popular area of Poolstock is this deceptively spacious three bed, garden fronted town house. Ryton Close is sat on a quiet cul-de-sac and benefits front private gardens and a separate garage with parking. The property offers excellent access to the town centre with bus and train station along with schools, bus routes and is just a short drive to several major motorway networks.

Internally the property has been finished to a good standard and briefly comprises of entrance hallway, kitchen located to the front boasting a range of wall, base and drawer units along with cooker, great sized lounge / sitting room located to the rear with patio doors leading into the conservatory which has double patio doors leading out onto the rear gardens. Up on the first floor there is a large double bedroom located to the front, two good sized bedrooms located to the rear and then a family bathroom with wc, sink unit and shower unit.

Externally the property has a gated front garden, private rear garden and then a separate garage with parking space. Internal inspection is highly recommended to truly appreciate the great size and its superb location.





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TOTAL FLOOR AREA : 939 sq.ft. (87.3 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.
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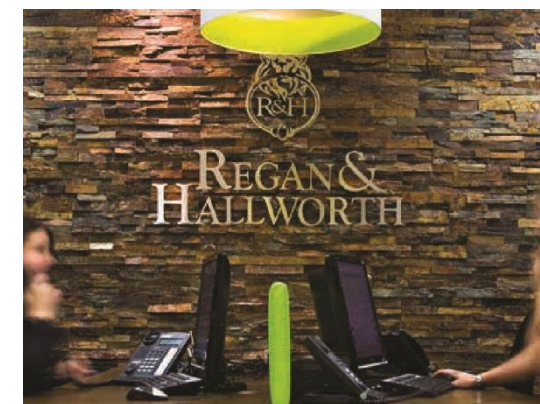
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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