

FOR SALE

6, Hardrow Close, Hawley Hall, WN3 5PW

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

 ESTD
1996



6, Hardrow Close, Hawley Hall, WN3 5PW

Superb detached three bed family home which is sat on a large corner plot on a quiet cul-de-sac.



- Spacious detached family home
- Fitted kitchen with cooker
- Four piece family bathroom
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Two double and one single bedroom
- Large gardens and driveway
- 973 SQ. FT.

This is a fantastic opportunity to purchase a deceptively spacious, three bed detached home located in the ever-popular Hawley Hall area of Wigan. Hardrow Close is sat on a large corner plot at the bottom of a quiet cul-de-sac and is now offered with NO ONWARD CHAIN. The property boasts excellent access to a range of local amenities, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks.

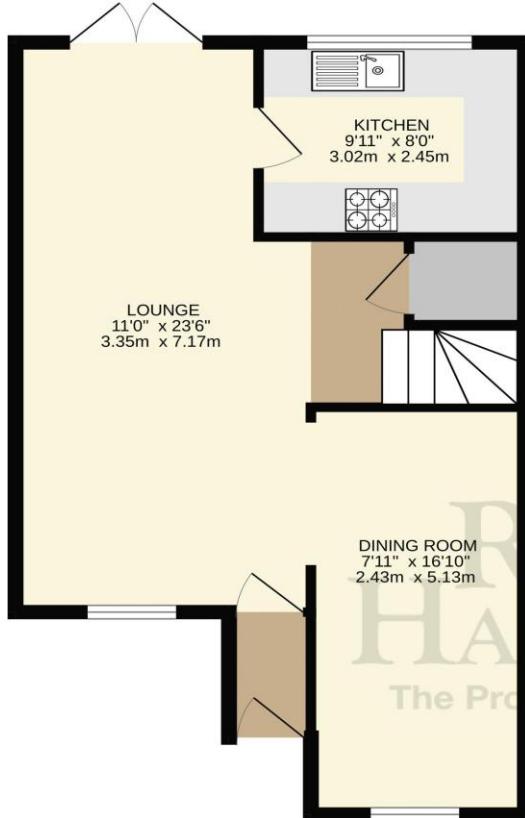
In brief the accommodation comprises of entrance hallway, large dining room / second reception room located in the former garage, 23-foot-long formal lounge / sitting room with patio doors leading out onto the rear gardens and then a fitted kitchen offering a range of wall, base and drawer units. Up on the first floor there are two large double bedrooms, one to the front and the other to the rear, a third large single bedroom and then a family bathroom comprising of wc, sink unit, bath and separate shower unit.

Externally the property has a large front and side garden with well-maintained lawn and a large driveway. To the rear there is a private and secure garden with patio area and lawn. As the property is sat on a large corner plot there is potential to extend to the rear and side all subject to gaining planning permission. Internal inspection is highly recommended to truly appreciate the deceptive size, its outstanding potential and the properties superb location.





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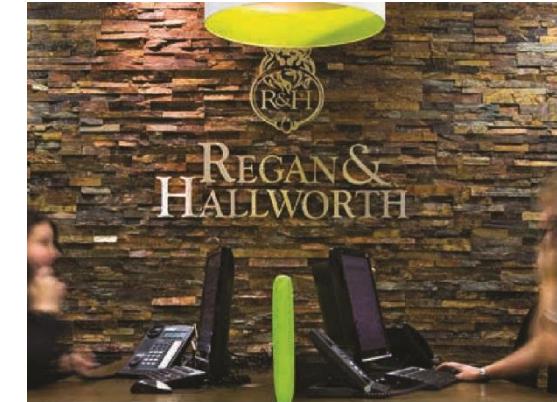
TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

Whilst every care has been taken in preparing these floor plans, the dimensions and 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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