

**FOR SALE**

8, Wadsworth Drive, Springfield, WN6 7EY

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

ESTD  
1996



## 8, Wadsworth Drive, Springfield, WN6 7EY

*Attractive Four-Bedroom Detached Home in a Prime Cul-de-Sac Position*

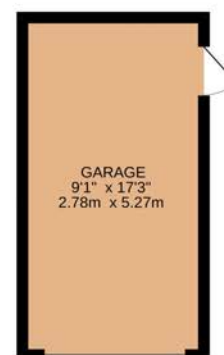
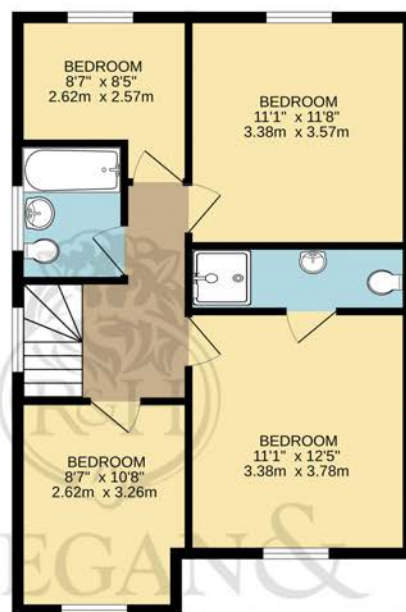


- Modern detached family home
- South facing gardens
- Ample off road parking & garage
- Four good sized fitted bedrooms
- Prime spot on sought after development
- Tucked away in peaceful cul-de-sac
- Living & dining kitchen design
- 1395 SQ.FT.

Regan & Hallworth are delighted to bring to market this immaculately presented four-bedroom detached home, ideally located on one of the best plots within a highly sought-after development. Tucked away at the end of a private cul-de-sac, the property boasts generous south facing gardens and spacious family accommodation — making it a superb choice for growing families. Positioned on a private corner plot, the home enjoys a sense of seclusion and space, with a large driveway leading to a detached brick-built garage, providing off-road parking for 3 vehicles. The surrounding gardens have been thoughtfully landscaped for low-maintenance living, offering both front and rear outdoor space for relaxation and play. Constructed by the highly regarded Dorbrect Homes, known for building quality homes in desirable locations, the property offers a well-designed, free-flowing layout that caters perfectly to modern family life. The accommodation begins with a welcoming central hallway, leading to a bright front lounge complete with a feature fireplace. To the rear, a spacious open-plan kitchen and dining area is fitted with stylish shaker-style units and features a central island peninsula. This space seamlessly connects to a rear conservatory with a newly insulated roof, providing an additional family room with garden views — the perfect open-plan living and entertaining space so many buyers are looking for today. A ground floor cloakroom/WC adds further practicality, while upstairs the property continues to impress with four generously sized bedrooms, all with fitted wardrobes. The master bedroom benefits from a private en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Additional features include gas central heating and full double glazing throughout. Early viewing is highly recommended to fully appreciate the quality, space, and prime location this exceptional family home has to offer.







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TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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