

FOR SALE

38, Fielders Close, Poolstock, WN3 5AX



REGAN & HALLWORTH
The Professional Estate & Letting Agents



38, Fielders Close, Poolstock, WN3 5AX

Modern four bed detached family home located in a popular area of Wigan.



- Exceptional detached family home
- Modern open plan kitchen / dining
- Family bathroom and en-suite
- Close to schools and amenities
- Superb sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway / garage
- 1318 SQ. FT.

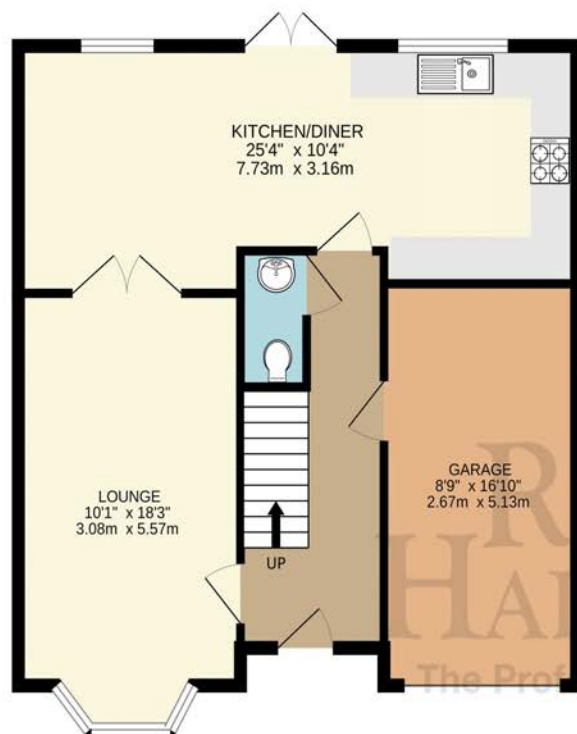
Located on a small, modern development in the ever-popular area of Poolstock in Wigan sits this impressive and recently refurbished four bed detached home. Fielders Close is situated on a quiet cul-de-sac making this an ideal property for the growing family along with it's turn key condition. Internally the property has recently undergone some superb new touches like the modern kitchen which has been opened up to create a large open plan kitchen / dining room and its stunning bathroom and en-suite.

The property boasts excellent access to a range of local amenities including Wigan town centre with its bus and train station, some outstanding schools for all ages and great access to a range of motorway networks. In brief the impressive accommodation comprises of entrance hallway, cloakroom/wc, large formal lounge / sitting room located to the front with bay window and then to the rear there is a newly styled open plan kitchen / dining room with the modern kitchen boasting a range of integral appliances, space for a dining table and double doors leading out onto the landscaped gardens. Up on the first floor there are two good sized double bedrooms located to the front of the property with the master benefitting from en-suite shower room, two further double bedrooms to the rear of the property and then a modern fitted family bathroom.

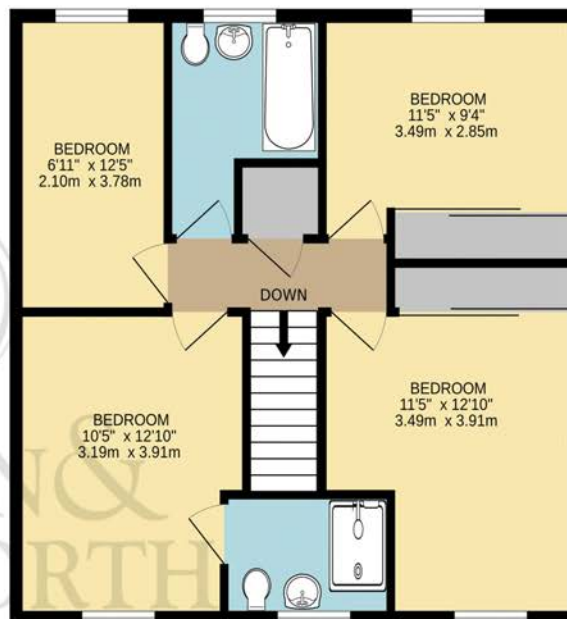
Externally the property has a low maintenance garden area to the front and a double driveway giving access to an integral garage. The rear gardens are both private and secure and have been landscaped to create a superb space which includes a well-maintained lawn with well stocked borders and a large patio area ideal for the summer bbq. Internal inspection is highly recommended to truly appreciate the properties high finish, excellent sized accommodation and superb location.



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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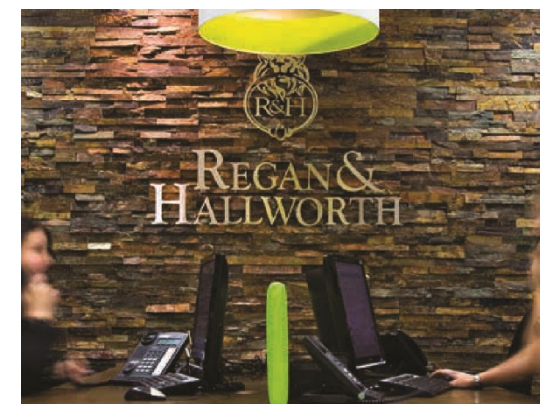
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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