

FOR SALE

17, Malvern Close, Winstanley, WN3 6DZ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



17, Malvern Close, Winstanley, WN3 6DZ

Spacious semi-detached starter home offered to the market with no chain delay.

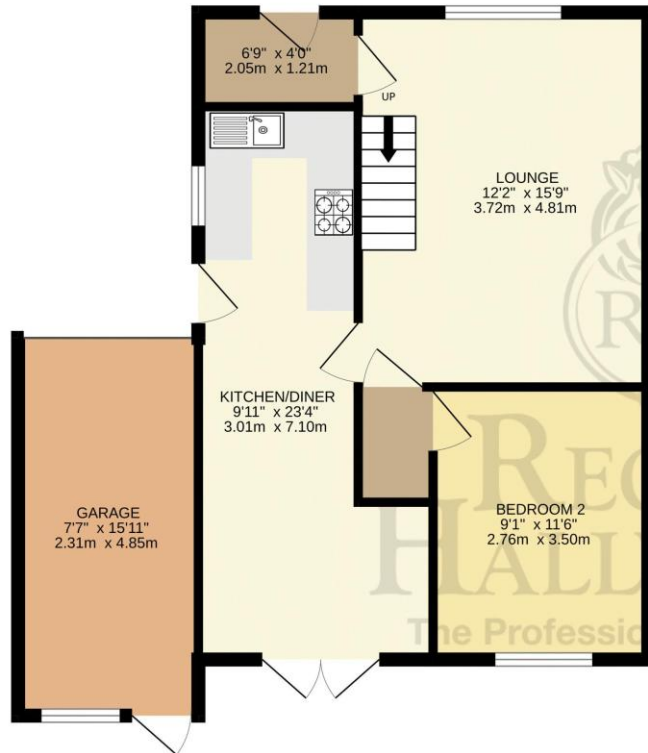


Offered to the market with the added benefit of no chain delay & located on what is one of Winstanley's most popular streets, Malvern Close is a lovely, quiet little cul-de-sac setting that rests conveniently close to the area's shops, amenities plus highly acclaimed schools. Number 17 Malvern Close is well presented throughout & would be ideal for a range of clients, from any first time buyers looking to get onto the property ladder, to anyone wishing to downsize into a modern home. Internally the property is set across two floors & in brief comprises; a hallway, large main front lounge with feature fireplace, a spacious modern fitted kitchen which flows into a rear dining area & has French Doors that open out onto the garden, plus there is a ground floor bedroom / additional reception room. Upstairs, there is a beautiful master bedroom plus a notably large modern 4-piece principal bathroom suite. Externally, the home has gardens to the front and rear, with the rear being mature, spacious & benefitting from a generous patio area plus a sunny south facing aspect. To the front there is a block paved driveway which leads through to an attached brick garage with power & lighting. Early viewings are highly recommended on this superb home. Additionally the property is fully available with no chain delay.

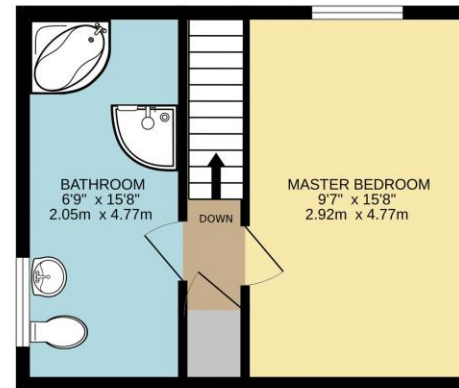




GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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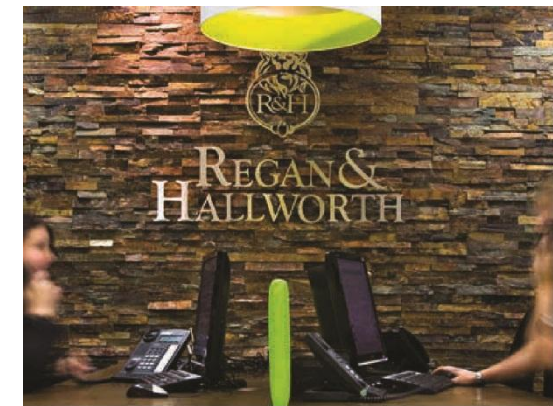
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LR Finance

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