

FOR SALE

60, City Road, Kitt Green, WN5 0BD

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

 ESTD
1996



60, City Road, Kitt Green, WN5 0BD

A stunning 3 bed period home with gorgeous interior



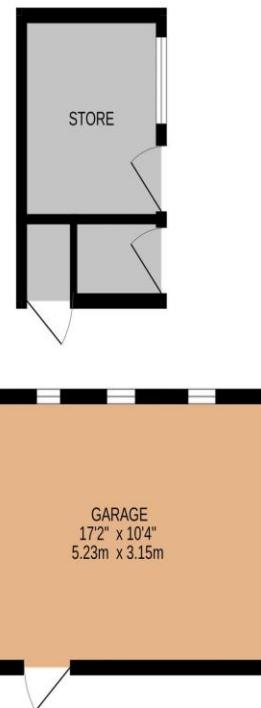
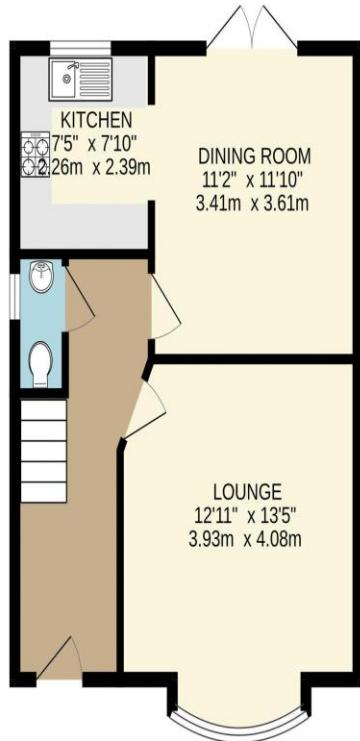
- 1920's traditional semi-detached
- Ground floor WC & modern bathroom
- Gorgeous west facing rear garden
- Double glazing / Gas central heating
- 3 bedrooms & 2 elegant receptions
- Brimming with period features
- Driveway for 2 cars & garage
- 1167 SQ.FT.

A home that truly stands out from anything else in the area, 60 City Road offers a beautifully curated interior that seamlessly combines sleek, contemporary style with charming period features. Carefully renovated and thoughtfully designed throughout, this property perfectly balances modern living with the character and warmth of a traditional home. From stylish fixtures and fittings to original period details that add a sense of history and individuality, every element has been considered to create a unique, inviting space that is both practical and full of personality. Full of instant kerb appeal, this attractive period home makes a great first impression — and it only gets better once inside. Built in the 1920s, the property retains a wealth of original character features including high coved ceilings, traditional torus skirting boards, quality flooring, and feature fireplaces. A welcoming entrance hallway with an original spindle staircase sets the tone, leading to two elegant reception rooms, each with its own individual charm and style. The rear reception room has been cleverly opened up into the fully fitted kitchen, creating a more sociable, open-plan living space. French doors provide a seamless connection to the garden, enhancing the home's appeal. A convenient ground floor WC completes the downstairs accommodation. Upstairs, the bright and centrally located landing leads to three well-presented bedrooms and a modern three-piece family bathroom. The rear garden is another standout feature — fully enclosed, private, and enjoying a sunny westerly aspect, making it the perfect spot to relax and enjoy the afternoon sun. To the front, there is a neat garden providing off-road parking, with gated vehicle access to the side and rear, leading to a garage currently used for storage. Converted original outbuildings provide value additional storage. There is also an additional plot of land to rear which is accessed directly from the property with hardstanding and a garage that can be rented. A charming, characterful home that combines period elegance with modern convenience — early viewing is highly recommended.





REGAN & HALLWORTH
The Professional Estate & Letting Agents



**REGAN &
HALLWORTH**
The Professional Estate Agents

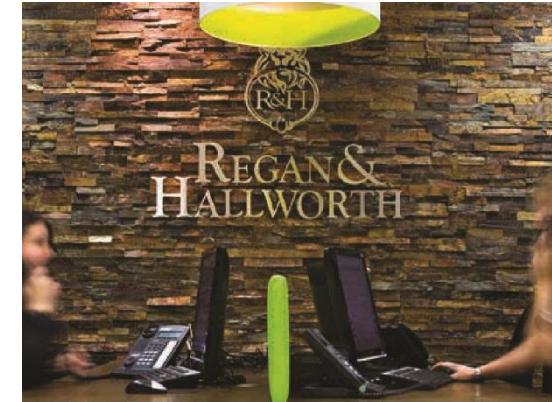
TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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.

Made with Metropix ©2025



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