

FOR SALE

12, Kirkstile Crescent, Winstanley , WN3 6TE



12, Kirkstile Crescent, Winstanley , WN3 6TE

3 bedroom semi-detached home with generous garden & no chain delay.



- Semi-detached family home
- Perfect for a first time buyer
- Close to schools / motorway
- Available chain free
- 3 bedrooms / 1 reception room
- Popular residential setting
- Pleasant rear garden
- 689 SQFT

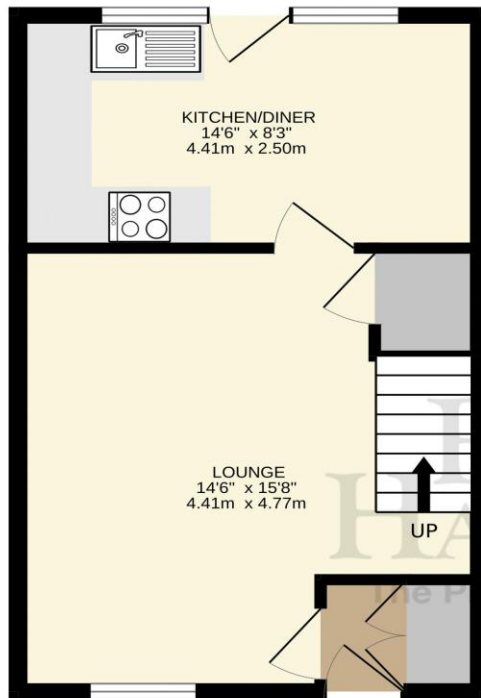
Boasting a highly prized residential setting and available with the added incentive of no chain delay - this well appointed semi-detached home is located in one of Winstanley's most popular locations, close to numerous shops, amenities and highly acclaimed schools plus the M6 motorway links. The property is set across two floors & provides 689 square feet of living space that is brimming with potential and in brief comprises; a hallway, large main lounge, fitted kitchen diner to the rear, three bedrooms upstairs and a principal bathroom suite. Externally there are front and rear gardens, with the rear being notably private & large enough to accommodate extensions, should clients wish. To the front is a driveway with off road parking. Viewings are highly recommended. No chain delay.

****This property is being sold on behalf of a corporate client. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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



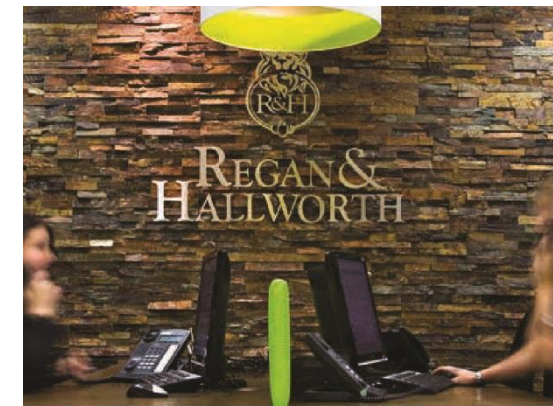
rightmove

onTheMarket.com

The Property Ombudsman

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