

FOR SALE

24, Guildford Crescent, Wigan, WN6 8NG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Beautifully Renovated Three-Bed Family Home – Early Viewing Essential



- Deceptively spacious 3 bed house
- Newly refurbished interior
- Recently fitted kitchen & bathroom
- Off road parking
- Quiet residential street
- South facing landscaped garden
- Stylish lounge with feature fire
- 953 SQ.FT. / Freehold

Recently the subject of an extensive programme of modernisation, this superb three-bedroom family home is presented in excellent condition throughout and is ready to move straight into. Every aspect of the property has been thoughtfully updated, combining stylish, contemporary finishes with practical living spaces ideal for modern family life.

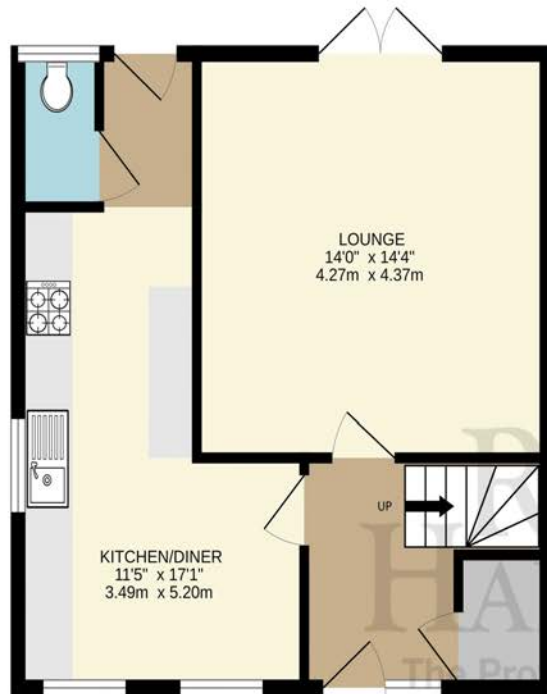
Situated on a quiet street in the ever-popular residential area of Beech Hill, this attractive home enjoys a prime location close to a range of local amenities, including highly regarded schools—making it an ideal setting for family life. The property is warmed by gas central heating and benefits from double glazing, with recently updated front and rear entrance doors, as well as French doors leading from the kitchen to the garden. Inside, the accommodation has been comprehensively modernised, featuring freshly decorated rooms throughout, new flooring, and a brand-new fitted kitchen and bathroom—both standout features of the home.

Externally, the property is set behind a walled front garden with off-road parking. To the rear, the generous garden has been newly landscaped to create a superb outdoor living space, complete with a brand-new patio and low-maintenance artificial lawn. The garden enjoys a sunny southerly aspect, perfect for entertaining, relaxation, or family play. Given the high level of presentation and the popularity of homes in this location, we anticipate strong interest, so early viewing is highly recommended to avoid disappointment.

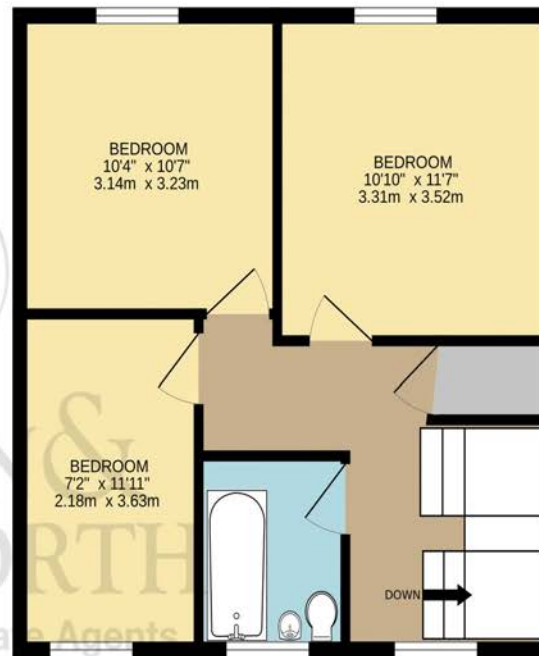




GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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