

FOR SALE

30, Langholm Close, Winstanley , WN3 6TT



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Exceptional four bed detached family home located along a quiet cul-de-sac with large gardens.



- Exceptional detached family home
- Modern fitted kitchen with appliances / utility
- Family bathroom and en-suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Four good sized double bedrooms
- Landscaped gardens / driveway / garage
- 1272 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning, detached home located along a popular close in Winstanley with woodland to the rear. Langholm Close has been finished to the highest of standards throughout boasting excellent and versatile accommodation over two floors, along with large landscaped gardens and driveway. Situated on a quiet cul-de-sac, this exceptional property would make an ideal family home given its proximity to local schools, amenities, transport links and several major motorway networks. In brief the accommodation comprises entrance hallway, large open plan lounge / sitting room with patio doors to the rear leading out onto the patio and a feature fireplace. There is a high spec fitted kitchen offering a range of wall, base and drawer units along with integrated appliances, white Caesarstone worktops and space for a breakfast table and an additional utility room. On the first floor there is a large double master bedroom with well presented ensuite shower room, two more large double bedrooms with wardrobes and the rear overlooking the gardens and woods, a modern fitted family bathroom with wc, sink unit and bath with shower over as well as a fourth smaller double bedroom which is currently used as a study. Externally the property has a large driveway to the front providing off road parking. The original integral garage was reduced to incorporate the utility room so is now purely for storage, and a well maintained lawned garden. The rear gardens are simply stunning with decked patio area with seating, large tiled patio area, raised borders with mature plants and shrubs, and lawn all of which is not overlooked. Internal inspection is highly recommended to truly appreciate the properties size, amazing finish and its excellent location.





REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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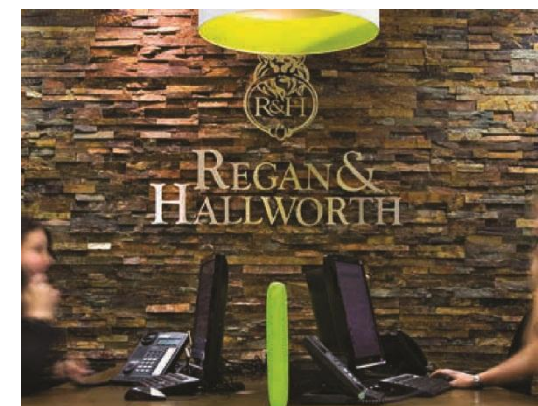
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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