

FOR SALE

4, Knowsley Road, Springfield, WN6 7PP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Knowsley Road, Springfield, WN6 7PP

Distinctive 1930's semi-detached house with generous west-facing gardens & large garage



- Attractive bay-fronted 3 bed semi
- Large attached garage
- Sunny west-facing aspect to rear
- Two spacious reception rooms
- Generous corner plot
- Fully landscaped gardens
- Contemporary kitchen & spacious utility
- 1298 SQ.FT.

This striking traditional semi-detached home immediately catches the eye with its distinctive façade, boasting three bay windows to the front, a charming walled garden, and a generous west-facing corner plot. The position provides ample off-road parking and a substantial attached garage, currently adapted into a gym and complemented by a large, practical utility room – ideal for busy modern living. Offering close to 1,300 sq. ft. of accommodation (including the garage), the property combines spacious interiors with character and charm. Thoughtfully modernised by the current owners, it blends original period features with a sleek contemporary finish. A welcoming hallway with high ceilings and an elegant spindle staircase sets the tone, leading to two formal reception rooms – a dining room to the front and a stylish lounge with feature fireplace and sliding doors to the rear. The modern shaker-style kitchen provides ample work surfaces, a built-in cooker and hob with extractor, and is enhanced by the adjoining utility room. From here, the garage can be accessed, currently used as a home gym with scope for conversion into further living space if desired. Upstairs, the layout is typical of a 1930s home, centred around a bright landing. There are three bedrooms, including two generous doubles, plus a single bedroom ideal as a study or nursery. The family bathroom is a standout feature – larger than average and recently refurbished with a contemporary suite, overhead shower, vanity basin, WC, ceiling spotlights, and stylish tiled finishes. Externally, the property sits on a fully landscaped plot designed for easy maintenance and maximum enjoyment. The front offers strong kerb appeal, while the private rear garden provides a fantastic outdoor living and entertaining space with artificial lawn, patio areas, and a useful garden shed for storage.





TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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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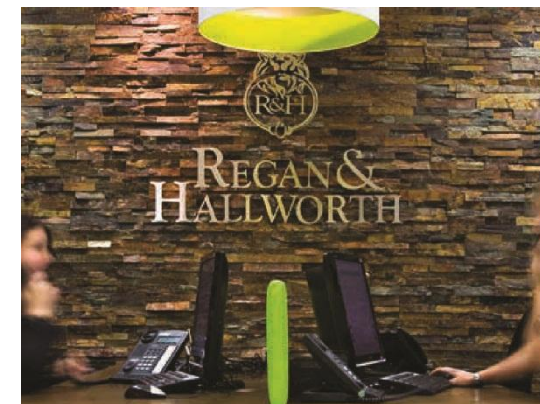
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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