

FOR SALE

12, Kearsley Street, Springfield, WN6 7DN



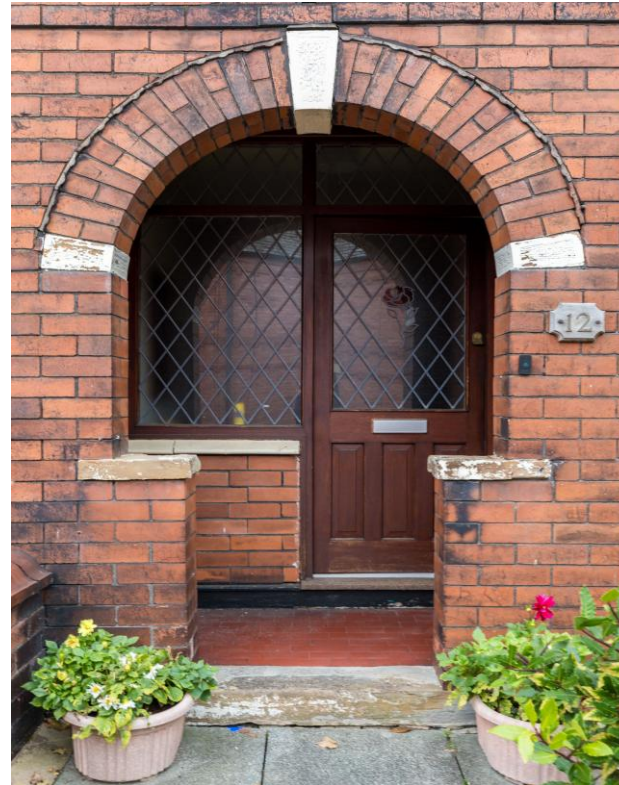
12, Kearsley Street, Springfield, WN6 7DN

Impressive three bed end-terrace home located along a quiet street in Springfield.

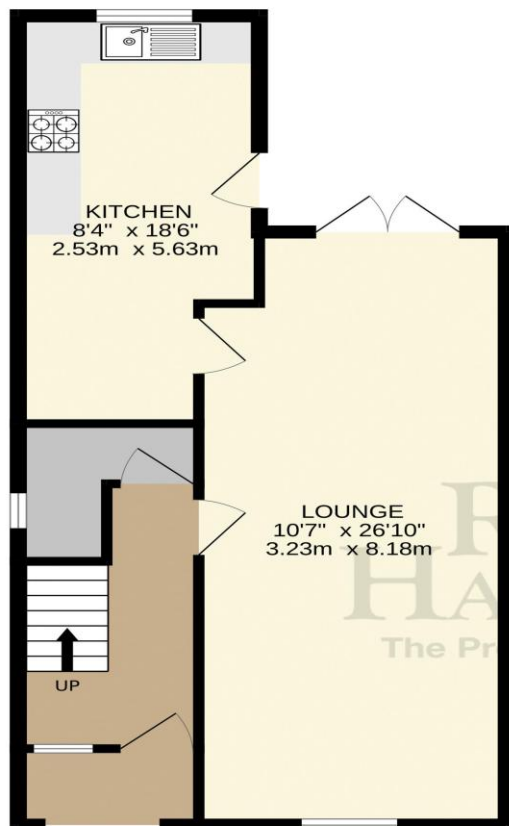


- Impressive period end-terrace home
- Kitchen with utility area
- Bathroom / shower over bath
- NO ONWARD CHAIN
- Large open plan lounge / dining room
- Three good sized bedrooms
- Gardens front and rear
- 929 SQ. FT.

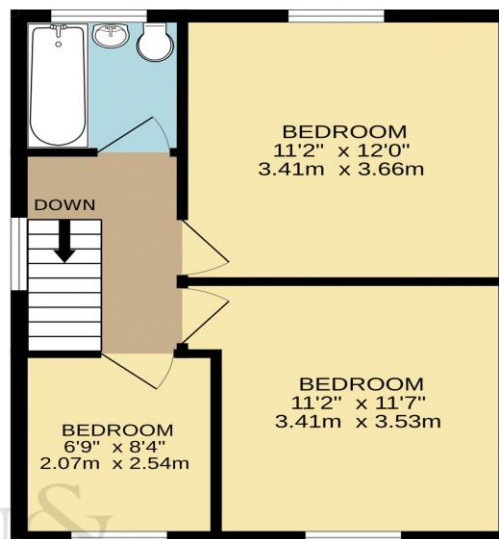
Located in the ever popular area of Springfield in Wigan sits this impressive, garden fronted three bed end terrace home. The property needs a full refurb but will make an excellent home once the work has been complete. Kearsley Street is also offered for sale with NO ONWARD CHAIN. Situated along a quiet street giving access to local amenities along with the town centre with its bus and train station, schools and excellent public transport links. In brief this impressive home comprises of storm porch, inner hallway, large open plan lounge / dining room with patio doors leading out onto the rear gardens, utility area and then a large kitchen with a range of wall, base and drawer units. Up on the first floor there are two large double bedrooms one to the front and the second to the rear, a third single bedroom and a family bathroom. Externally Kearsley Street had on road parking to the front with a walled and gated garden. To the rear there is a private and enclosed garden. Internal inspection is recommended to fully appreciate the properties size, potential and excellent location.



GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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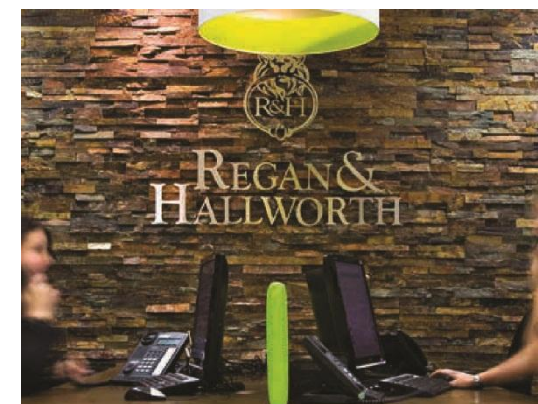
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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