

FOR SALE

313, Poolstock Lane, Poolstock, WN3 5RB



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Stunning, fully renovated semi-detached home offered to the market with no chain delay.



- Stunning semi-detached home
- Superior open plan design
- Ideal starter home
- Available chain free
- 3 bedrooms / 1 reception room
- Extensively renovated throughout
- Close to amenities / M6
- 810 SQFT

Enviably positioned along the highly sought after Poolstock Lane in Wigan, this beautifully renovated three bedroom semi-detached home has undergone a comprehensive back-to-brick refurbishment and now offers stylish, modern living throughout — perfect for buyers seeking a turn-key home with no onward chain delay. Everything here is new, from the floors, to the walls & ceilings. All the electrics were updated, the entire heating system replaced, most of the windows changed & even skirting boards, architraves & internal doors changed. Furthermore, the property has been cleverly remodelled to create a contemporary open-plan layout, seamlessly combining living, dining, and kitchen areas for a light and spacious feel, ideal for modern family life and entertaining. To the first floor are three well-proportioned bedrooms and a modern family bathroom, completing this impressive renovation. Externally, the home enjoys a neat frontage with planning permission granted & booked to create off-road parking and a private, low maintenance rear garden. Perfectly located close to numerous amenities, excellent schools, shops, and motorway links, this is a fantastic opportunity to purchase a ready-to-move-into home in a highly convenient area. Early viewing is essential to appreciate the standard of finish and space on offer – available with no chain delay.





TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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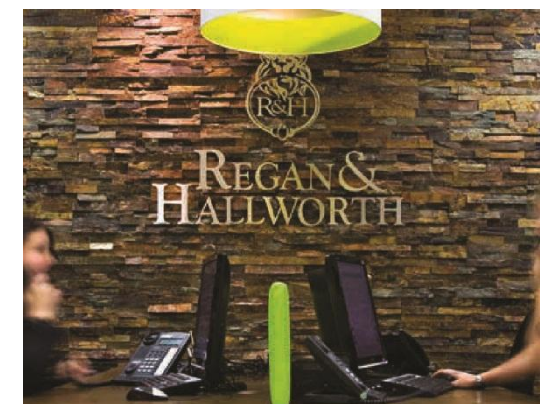
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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