

FOR SALE

74, Whitecroft Road, Hawkley Hall, WN3 5PS



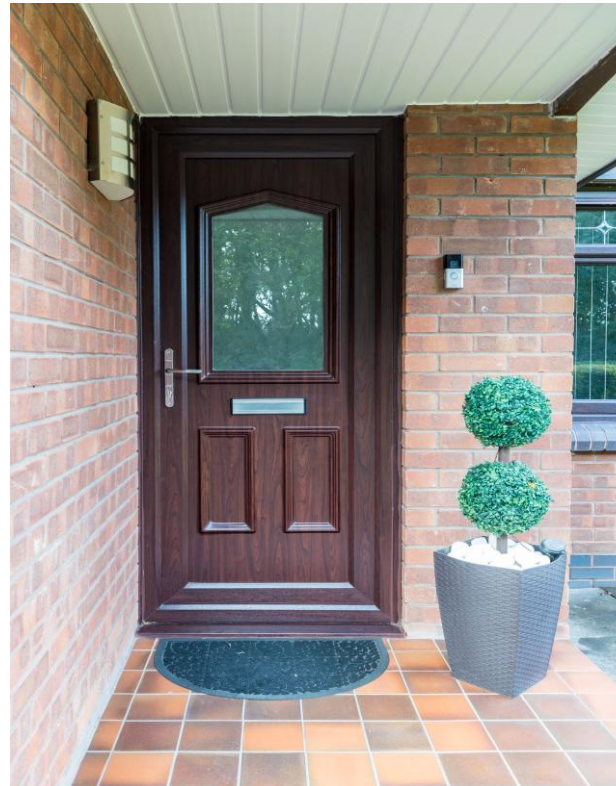
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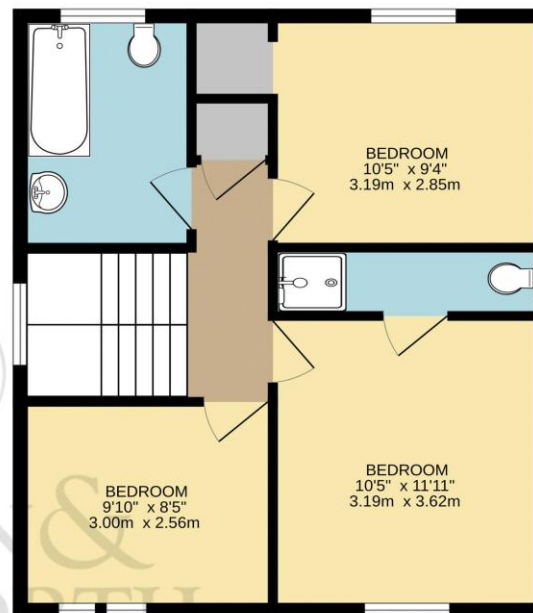
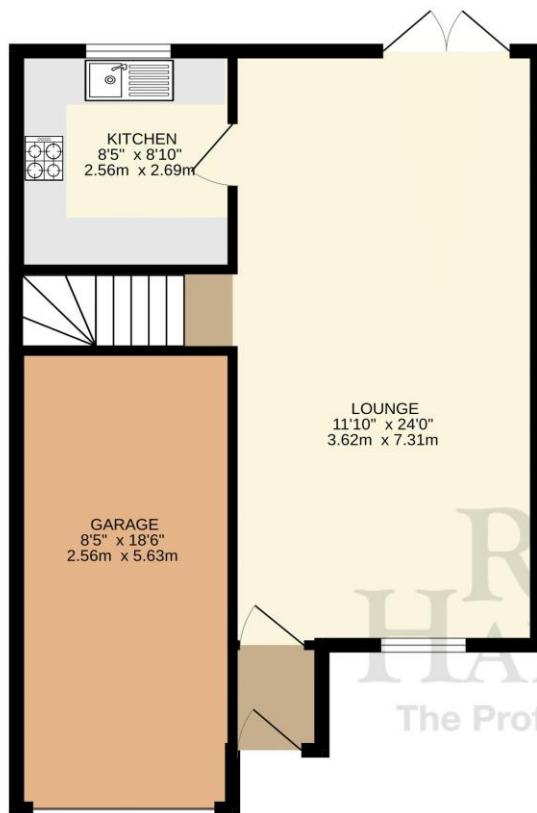
Spacious 3 bed detached family home in highly sought after residential location



- Spacious detached family home
- Ensuite shower room to master
- Pleasant aspects to front
- Gas central heating / Double glazing
- Three double bedrooms
- Driveway & integral garage
- Larger than average sized gardens
- 1043 SQ.FT.

This is a fantastic opportunity to purchase a deceptively spacious and handsome three-bedroom detached family home, enviably positioned in one of the most sought-after location in Hawkley Hall with pleasant woodland aspects to the front along with generous, well-maintained gardens. Perfectly located, the property offers excellent access to a wide range of local amenities, outstanding schools for all ages, convenient public transport links, and is just a short drive from several major motorway networks — ideal for commuters. The accommodation briefly comprises an inviting entrance hallway, a superb 24ft formal lounge and dining area with patio doors opening onto the rear garden, and a fitted kitchen equipped with an excellent range of wall, base, and drawer units. To the first floor, you'll find three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a modern family bathroom. Externally, the home enjoys a large front garden with a generous driveway providing ample off-road parking and access to an integral garage. To the rear is a private, enclosed garden featuring a lawn and a patio area, perfect for outdoor dining and relaxation. Internal viewing is essential to fully appreciate both the deceptive size of the accommodation and the superb location this property has to offer.





TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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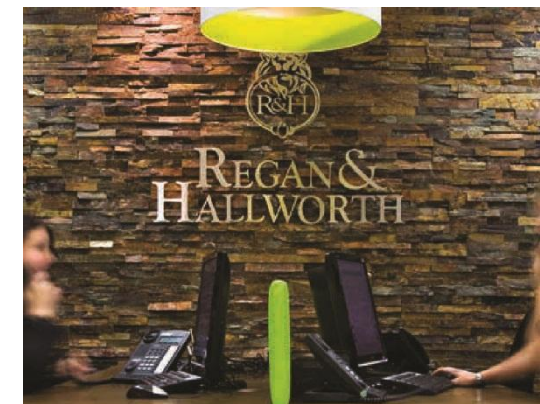
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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