

FOR SALE

19, Rose Avenue, Beech Hill, WN6 8QX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



19, Rose Avenue, Beech Hill, WN6 8QX

Spacious 3 bed family home with large rear garden that is not overlooked



- Deceptively spacious family home
- Not overlooked to rear
- Well-presented interior
- Quiet street close to school
- Large private rear garden
- Three good sized bedrooms
- Lounge with cosy multi fuel fire
- 845 SQ.FT. / Freehold

Positioned on a peaceful residential street and enjoying an enviable setting backing directly onto open playing fields and a children's play park, this deceptively spacious three-bedroom family home offers the perfect blend of comfort, convenience and outdoor lifestyle. Just a short stroll from local schools and everyday amenities, the property also sits moments from beautiful countryside and scenic walking routes, providing an ideal balance between rural tranquillity and practical day-to-day living. Beautifully presented throughout, the home welcomes you with a bright and inviting hallway that sets the tone for the well-cared-for accommodation beyond. The stylish lounge enjoys a dual aspect, offering attractive views over both the front and rear gardens, while a charming multi-fuel fire creates a warm and cosy focal point for family evenings and relaxed entertaining. To the rear, a modern and well-appointed fitted kitchen features ample storage and workspace, making it perfectly suited to busy family life and home cooking enthusiasts alike. Upstairs, you will find three generously sized bedrooms, each offering comfortable proportions and versatility for family living, home working or guest accommodation, served by a well-designed family bathroom. One of the standout features of this wonderful home is the large private rear garden — not overlooked and benefitting from peaceful open outlooks across the playing fields beyond. The space is ideal for families, outdoor dining, play, gardening and soaking up the sunshine in complete privacy. Offering deceptive space, tasteful décor and a setting close to amenities, schools and countryside, this truly lovely home is ready to move straight into and enjoy. Early viewing is highly recommended to appreciate everything on offer.





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TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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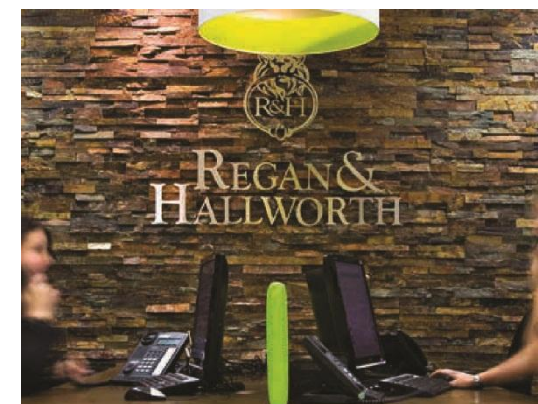
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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