

FOR SALE

24, Holdenbrook Close, Leigh, WN7 2HL

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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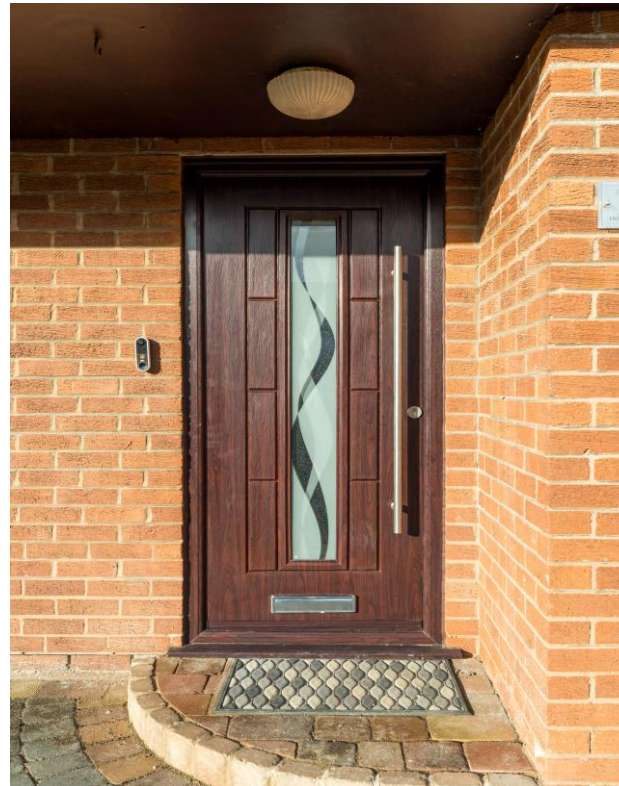
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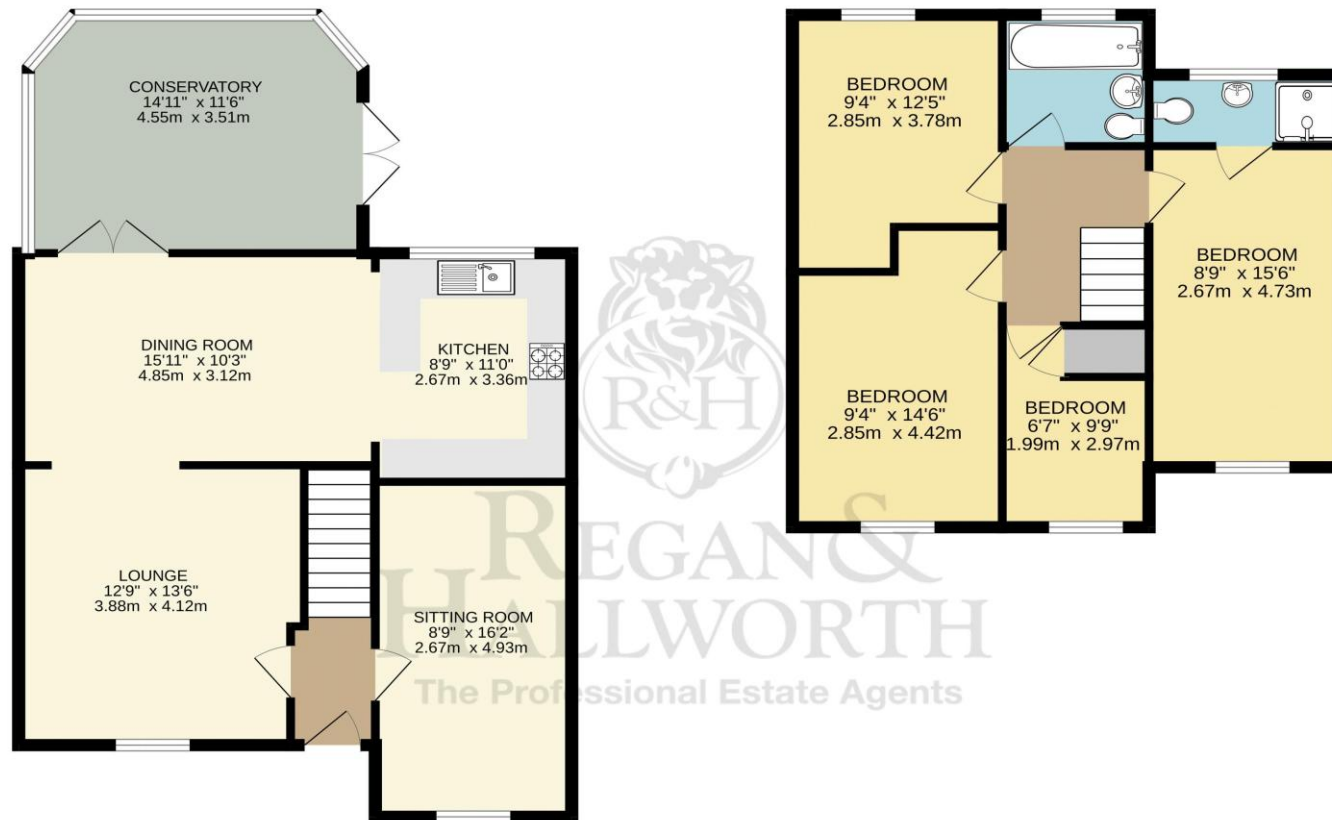
A superbly presented and much-improved four bed detached family home



- Superb four bed detached house
- Stunning outside living with Bar
- Highly sought after cul-de-sac
- High quality presentation throughout
- Fully landscaped gardens
- Off road parking for up to 4 cars
- Gas central heating / Double glazing
- 1342 SQ.FT. / Freehold

Tucked away on a small, exclusive development just off the highly coveted Holden Road on the outskirts of Leigh, this impressive detached family home has been significantly enhanced in recent years and finished to an exceptional standard throughout. The property offers sleek, contemporary accommodation across two floors, complemented by professionally landscaped gardens and outstanding outdoor living space, including a covered patio with bar area and space for a hot tub. Its position provides easy access to Leigh, Westhoughton and surrounding towns, with excellent amenities, highly regarded schools, scenic walks around Scotsman Flash, and major road and rail links offering direct routes into Manchester. Internally, the accommodation begins with an entrance hallway leading into a beautifully designed open-plan living space. The front lounge flows seamlessly into the dining area and continues into a high-quality fitted kitchen—extended slightly to create a more spacious layout—complete with Quartz worktops and a peninsula island/breakfast bar. The garage has been professionally converted to form a generous study or second sitting room, while a large conservatory provides an additional family room with lovely views over the rear garden and effortlessly connects the indoor and outdoor spaces. To the first floor, the property offers a spacious double master bedroom with its own en-suite shower room, a modern family bathroom, two further well-proportioned double bedrooms, and a fourth single bedroom. Both bathrooms have been recently upgraded, featuring full tiling and LED mirrors. Outside, the home enjoys superb kerb appeal with a fully landscaped front garden and block-paved driveway providing parking for up to four cars, complemented by a circular artificial lawn. The private, west-facing rear garden is also fully landscaped and includes a solid-roof pergola covering a patio area, alongside a bespoke built-in bar complete with power and a TV point. Up to date electrics, heating and double glazing ensures the house is warm and energy efficient and ensures buyers can move straight in.





TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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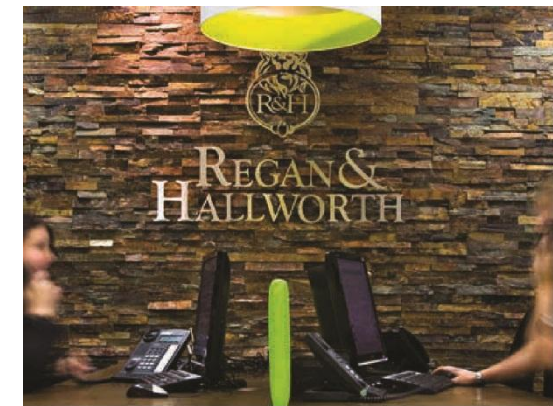
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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