

FOR SALE

13, Queen Street, Highfield , WN5 9HY



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Spacious three bed semi-detached home located in the Highfield area of Wigan



- Spacious semi-detached family home
- Open plan kitchen / dining room
- Bathroom with shower unit
- NO ONWARD CHAIN
- Great sized reception rooms
- Two double / one single bedroom
- Large garden / driveway / garage
- 849 SQ. FT.

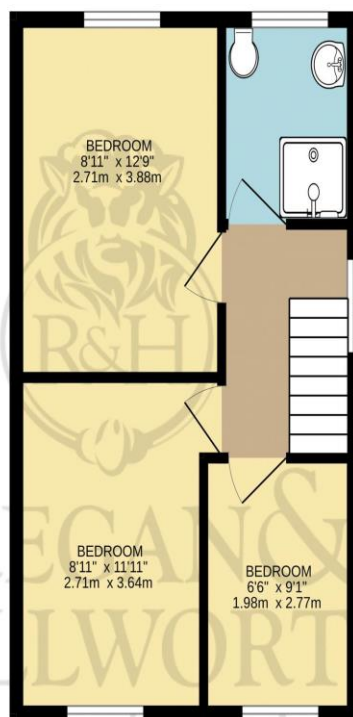
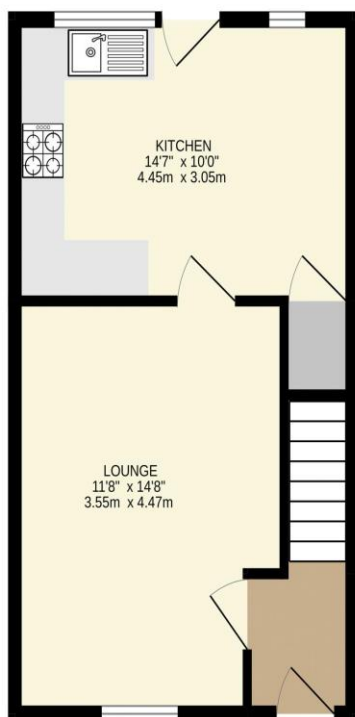
Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious three bed semi-detached home. This superb property is located along the ever-popular Queen Street in the Highfield area of Wigan. Queen Street boasts excellent access to a range of amenities including the town centre, public transport links, excellent schools for all ages and is just a short drive to several major motorway networks.

In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front of the property with a spacious open plan kitchen / dining room located to the rear with the kitchen benefitting from wall, base and drawer units along with cooker. Up on the first floor there are two good sized double bedrooms, one single bedroom and then a modern family bathroom with walk in shower unit.

Externally Queen Street has a well-maintained garden to the front with large driveway providing off road parking for several cars. To the rear there is a deceptively spacious garden with well-maintained lawn, patio and detached single garage. Internal inspection is highly recommended to truly appreciate the properties deceptive size and its excellent location.







TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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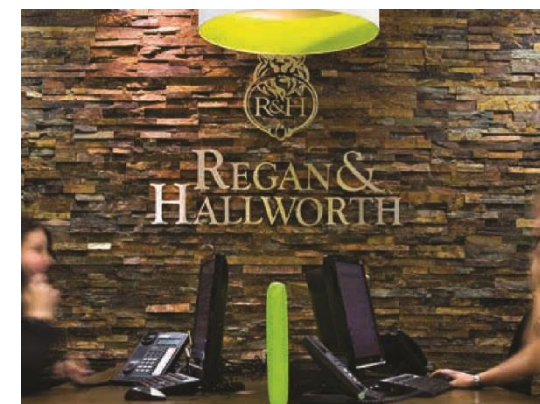
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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