

FOR SALE

6, Manning Avenue, Springfield, WN6 7RG

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



6, Manning Avenue, Springfield, WN6 7RG

Immaculately presented semi-detached home with inspiring open plan kitchen diner.



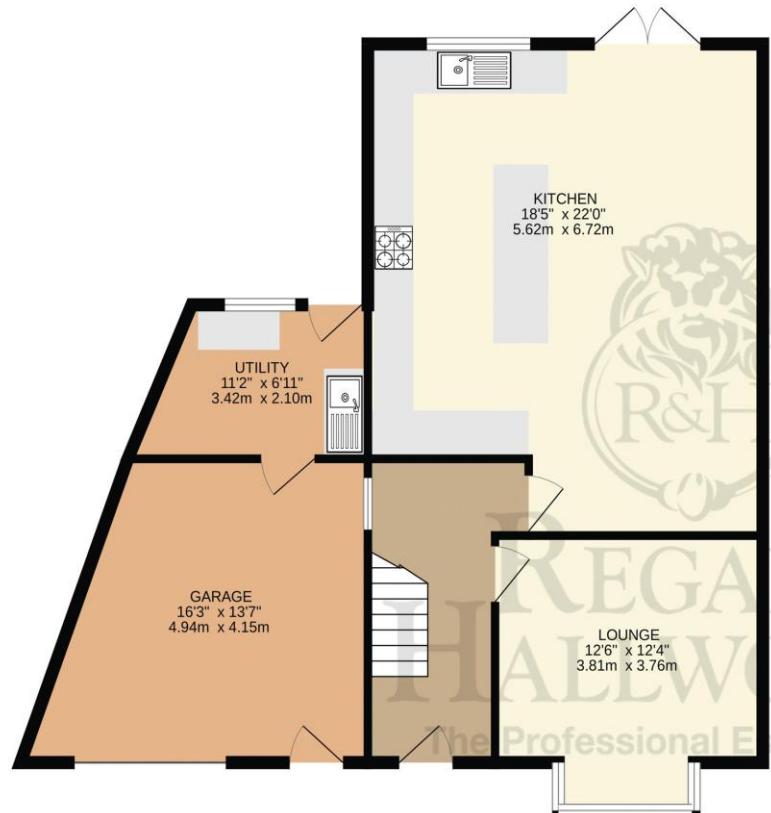
- Stunning semi-detached home
- Full width rear extension
- Impeccably presented throughout
- Elegant landscaped gardens
- 3 bedrooms / 2 reception rooms
- Stunning open plan kitchen diner
- Quiet residential setting
- 1299 SQFT

A beautifully re-imagined three bedroom traditional semi-detached family home, occupying a quiet and established residential setting, yet perfectly placed for convenient access to the town centre, shops, schools and everyday amenities. This exceptional property has been expertly upgraded, extended and thoughtfully remodelled, resulting in a home that blends timeless character with contemporary family living. The heart of the home is the impressive full-width, vaulted ceiling extension, creating a stunning open-plan kitchen and dining space. Designed with both style and practicality in mind, the kitchen features a large central island, ideal for family life and entertaining, while the vaulted ceiling and generous glazing flood the room with natural light. Throughout, the presentation is elegant and sympathetic to the home's traditional origins, enhanced by modern finishes and a carefully considered layout. The ground floor also provides a lovely welcoming entrance hallway, plus a pretty front lounge that benefits from a feature burner & elegant bay window. Upstairs there are three impeccably presented bedrooms, two of which have benefitted from bespoke fitted furniture plus there is a stunning family bathroom suite too. Externally, the property continues to impress. The beautifully landscaped, cottage-style gardens provide a delightful retreat, with Indian stone paving and a pleasant aspect creating the perfect space for outdoor enjoyment. There is also access into a useful rear utility room plus a much larger than average garage too for precious storage. To the front, the property is brimming with instant kerb appeal, complemented by a driveway providing off-road parking and an attached garage, completing this highly desirable family home. Early viewing is strongly recommended to fully appreciate the quality, setting and lifestyle on offer.





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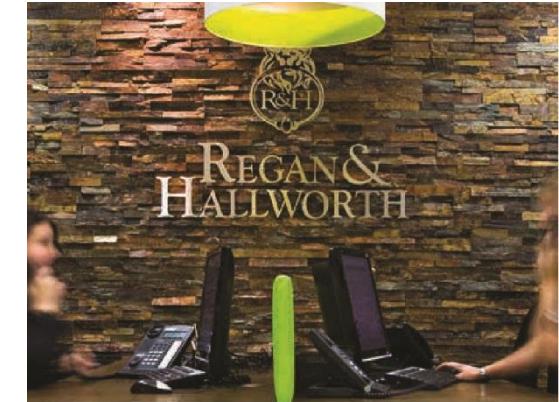
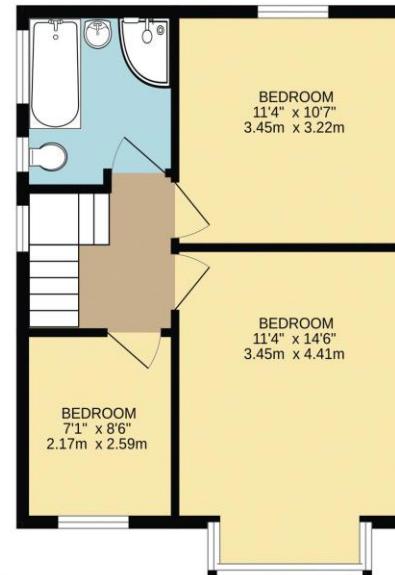


TOTAL FLOOR AREA : 1299 sq.ft. (120.6 sq.m.) approx.

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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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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