

FOR SALE

16, Pimbo Road, Kings Moss, WA11 8RD



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

ESTD
1996



16, Pimbo Road, Kings Moss, WA11 8RD

Stunning cottage with wonderful rear garden & pleasant semi-rural setting



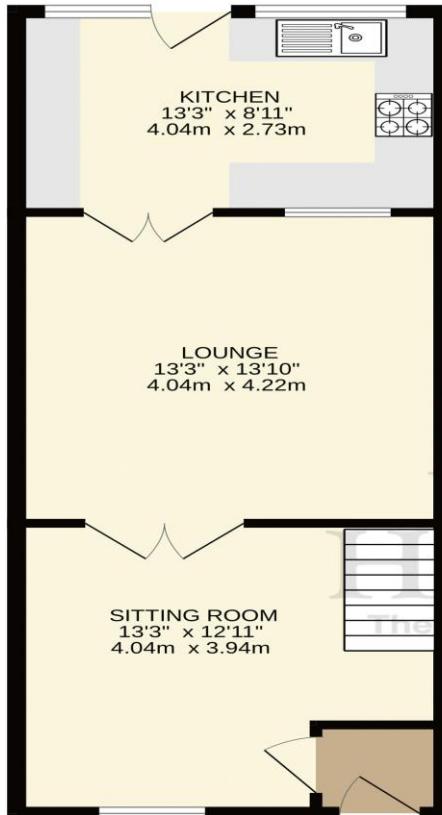
- Stunning stone cottage
- 2 storey extension to rear
- Substantial rear garden
- Viewings essential
- 2 double bedrooms
- Impeccably presented throughout
- Peaceful semi-rural setting
- 889 SQFT

Nestled in the heart of picturesque Kings Moss & enjoying delightful views to the rear across rolling open countryside - this quite stunning stone cottage is presented and finished to the highest of standards throughout & offers buyers the perfect balance of rural peace & an idyllic setting with the convenience of being just a short drive to various transport links including train stations, various pretty trails and walks plus the villages of Rainford & Billinge. Ideal then for a wide range of clients, from any first time buyers / young professionals getting onto the property ladder, to any downsizing clients seeking a quiet, semi-rural setting. The home internally is impeccably presented throughout and is finished with light, modern decor, which is complemented beautifully by the style of the property and the perfect balance between modern and chic. In brief the property comprises; a main front lounge with feature fireplace & newly installed log burner, a rear sitting room plus a wonderful cottage-style fitted kitchen with solid oak worktops & solid in-frame wooden units. Upstairs there are two generous double bedrooms with newly installed fitted units to the master bed and a modern principal bathroom suite with free standing bath. Externally to the rear there is a substantial garden which is notable for its privacy and boasts lovely views, plus there is a detached summer house at the bottom of the garden which could be utilised for a range of uses. Viewings essential on this stunning home. Chain Free FREEHOLD





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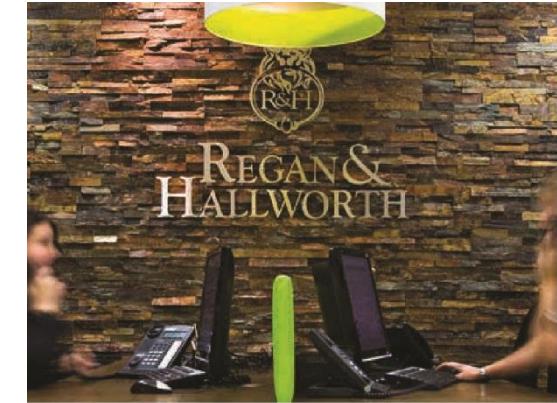
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TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for advertising 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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