

FOR SALE

9, Sandway, Springfield, WN6 7SF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Sandway, Springfield, WN6 7SF

Stunning semi-detached home with superb rear extension & high spec fitted kitchen.



- Stunning semi-detached home
- Luxury high spec fitted kitchen
- Superb open plan design
- Ideal starter home for young family
- 3 bedrooms / 2 reception rooms
- Extended to rear & side
- Quiet, cul-de-sac setting
- 985 SQFT

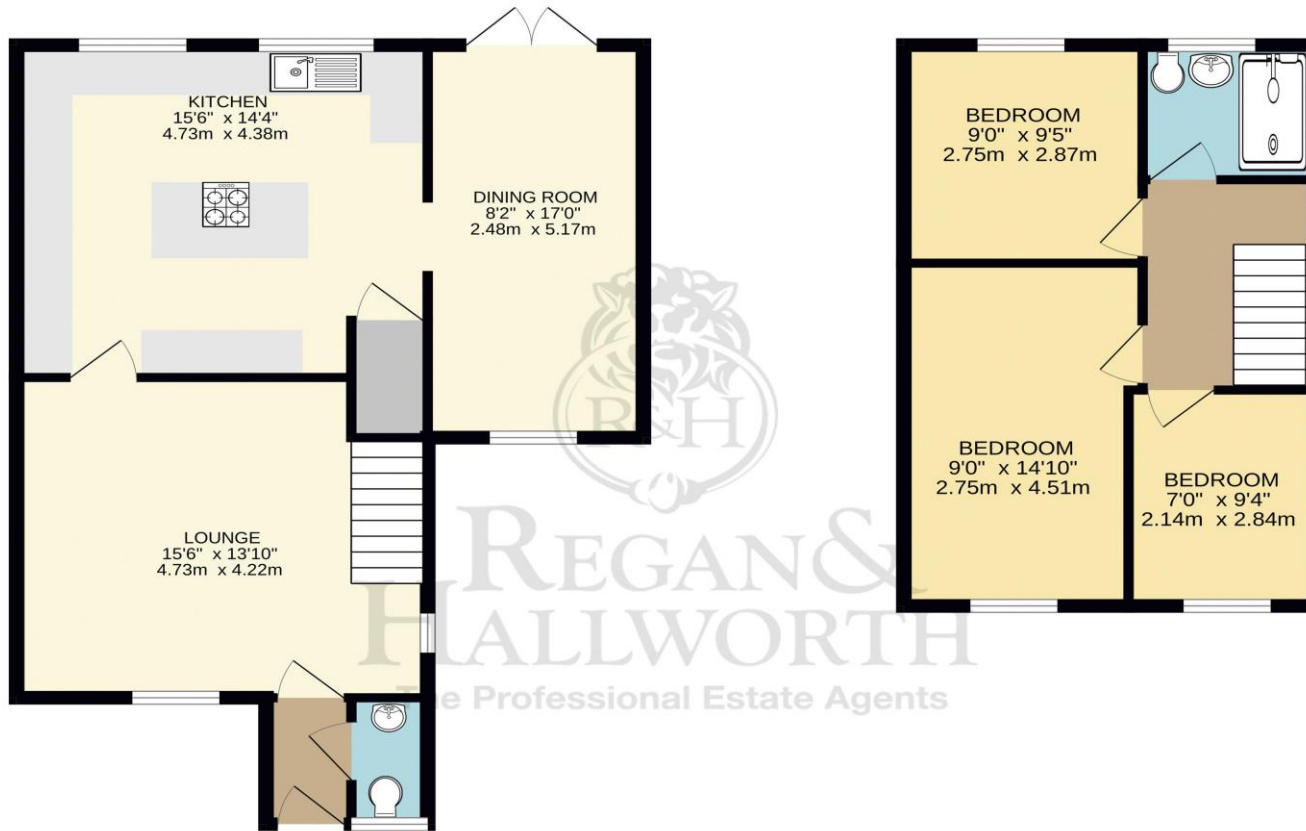
Boasting impeccable internal presentation throughout & a sleek rear extension coupled with a stunning fitted kitchen - this impressive semi-detached home is enviably positioned on a highly prized residential cul-de-sac & would be the ideal starter property for any first time buyers or young professionals looking to get onto the property ladder.

The home internally has been enhanced throughout by the current owner, with a smart rear extension, an impressive garage conversion & some clever remodelling of the living space to help create a very family-friendly & contemporary layout that in brief comprises; a main entrance hallway with wc / cloaks, a beautiful front lounge with feature media wall & contemporary inset fire & the newly installed fitted kitchen diner to the rear which flows into a rear family room. The kitchen itself is finished with a range of quality NEFF appliances, central island unit with quartz worktops plus a trendy Herringbone floor. Upstairs, there are three bedrooms plus a stylish, newly installed principal shower room.

Externally, the home rests on a lovely overall plot with the setting and westerly facing aspect a particular highlight. The rear has a lawn plus flagged patio for sitting out. To the front is a driveway which provides off road parking. Early viewings are highly recommended on this stunning home.







TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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