

FOR SALE

66, Crossley Avenue, Highfield, WN3 6GR



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Superb modern-style home tucked away in a choice position with considerable space to front.



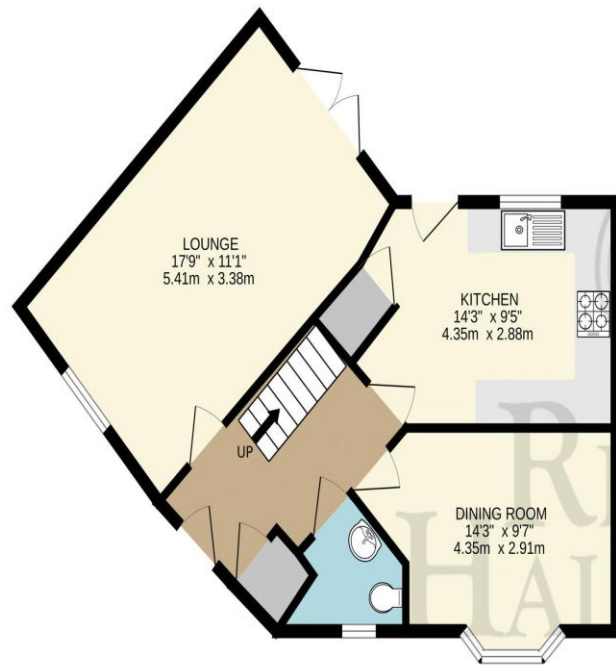
- Superb modern semi-detached home
- Quiet, tucked-away position on close
- Generous amount of living space
- Beautiful landscaped garden
- 3 bedrooms / 2 reception rooms
- Considerable front plot with ample parking
- Sunny south-westerly rear aspect
- 1072 SQFT

Enviably tucked right in the corner of Crossley Avenue, at the very bottom of the close & boasting a much larger overall plot than other houses on the development - this immaculately presented family home simply must be viewed to be fully appreciated. Enjoying considerable frontage, courtesy of a particularly large driveway that provides off road parking for around 6 vehicles - a really unique feature of these modern style homes, the property also faces away from the rest of the development benefiting from a pleasant aspect facing mature trees. Internally the home is set across two floors & provides a generous 1072 square feet of light, modern living space that in brief comprises; a welcoming entrance hallway with wc / cloaks, a lovely main lounge with quality oak flooring & French Doors that open out onto the garden. There is a separate dining room / home office plus a modern fitted kitchen at the rear. Upstairs there are three well proportioned bedrooms, two are doubles and the master suite benefits from large fitted wardrobes and an en suite. A modern principal bathroom completes the upstairs arrangement. Externally, the rear garden has been completely overhauled by the owner, with a mixture of stocked beds, timber decking and a generous Indian Stone patio that has created a lovely, low maintenance area that makes the most of the sunny, south-westerly aspect too. To the front is the extensive driveway & off road parking plus pleasant views. Locally, the home is situated just a short drive from Wigan Town Centre & its numerous amenities, plus is an easy commute to Warrington and Manchester via Pemberton Train Station (which is just a short walk away). Early viewings are highly recommended on this excellent modern home.

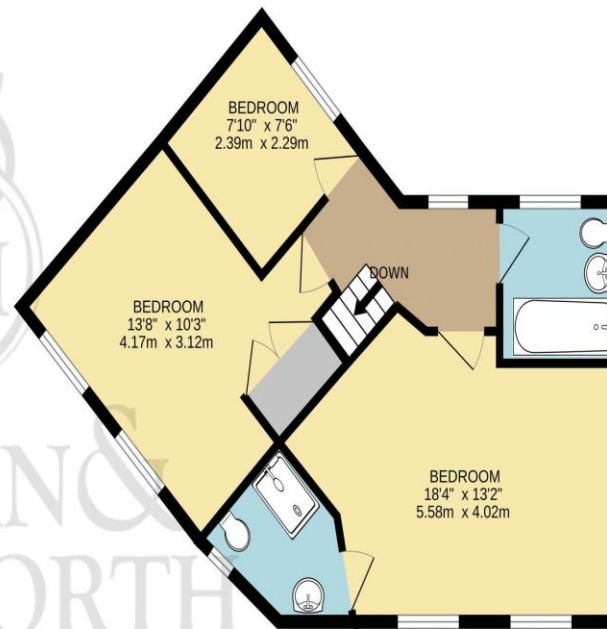




GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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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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