

**FOR SALE**

8, Fir Tree Close, Kings Moss, WA11 8RE

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

ESTD  
1996



## 8, Fir Tree Close, Kings Moss, WA11 8RE

Exceptional semi-detached family home surrounded by countryside and woodland in Kings



- Exceptional semi-detached family home
- Spacious and versatile accommodation
- Modern fitted kitchen / breakfast room
- Three / four great sized bedrooms
- Four piece family bathroom / cloak wc
- Large driveway / garage and gardens
- Close to amenities and transport links
- 1784 SQ. FT.

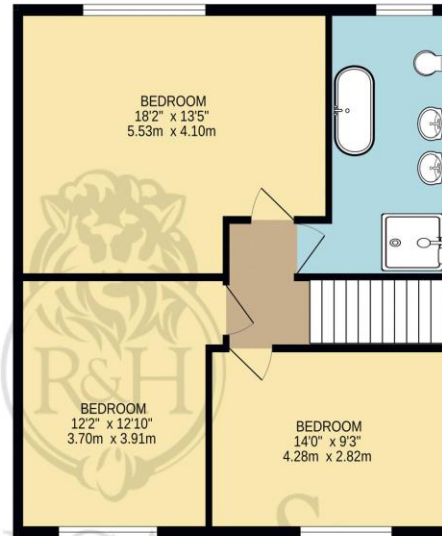
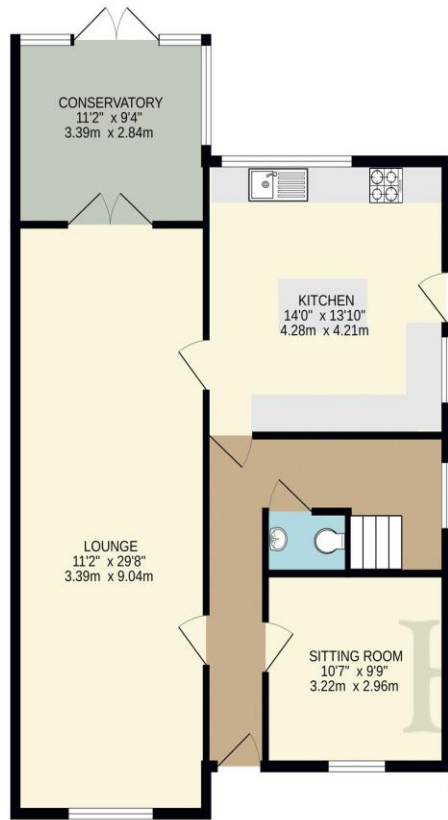
This is an exciting opportunity to acquire a beautifully presented three/four-bedroom family home in the highly sought-after area of Kings Moss, completely surrounded by open countryside and woodland. Fir Tree Close has been finished to an exceptional standard throughout, offering stylish and versatile living accommodation set on a generous corner plot. The property enjoys convenient access to a wide range of local amenities, well-regarded schools, transport links, and motorway networks, with stunning countryside walks right from the doorstep.

Extending to over 1,700 square feet, the ground floor accommodation briefly comprises a welcoming entrance hallway and an impressive 29-foot lounge/sitting room with doors opening into a conservatory. There is a versatile second reception room (which can easily utilize as a fourth bedroom), a cloakroom/WC, and a modern fitted kitchen/breakfast room boasting an excellent range of wall, base, and drawer units alongside a feature central island. On the first floor, there are three spacious double bedrooms, with the principal bedroom perfectly positioned at the rear to take full advantage of the open countryside views. These are served by a stylish family bathroom featuring a WC, twin wash basins, a bath, and a separate shower cubicle.

Externally, Fir Tree Close benefits from a large driveway providing ample off-road parking for several vehicles and access to a substantial detached garage. To the rear, the generous gardens include a well-maintained lawn, a variety of established plants and trees, and a decked patio area—all enjoying a picturesque backdrop of open countryside and woodland. Internal viewing is highly recommended to fully appreciate the size, high-end finish, and outstanding location of this exceptional home.







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TOTAL FLOOR AREA : 1784 sq.ft. (165.7 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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