

FOR SALE

8, Birkside Close, Hawkley Hall, WN3 5RR



8, Birkside Close, Hawkley Hall, WN3 5RR

Superb, detached family home with wonderful corner plot position and far reaching views.



- Superb, detached family home
- Quiet, tucked-away position on close
- Beautifully presented throughout
- Wonderful gardens & views
- 4 bedrooms / 3 reception rooms
- Significantly extended & remodelled
- Extensive corner plot
- 1423 SQFT

Enviably tucked right in the corner of Birkside Close & enjoying wonderful far reaching views across farmland to the rear, this unique & beautifully maintained detached family home has been extended & cleverly remodelled from its original design - resulting in a superb, detached property that would be ideal for any clients seeking a one-off purchase that boasts a peaceful setting, great plot & amazing views. Birkside Close itself is a lovely, quiet little cul-de-sac setting positioned just off the highly sought after Whitcroft Road in Hawkley Hall. Bordering open fields to the rear & enjoying a prominent corner plot setting which opens considerably & takes in a south & west facing aspect, the home's position on the close really is hard to beat.

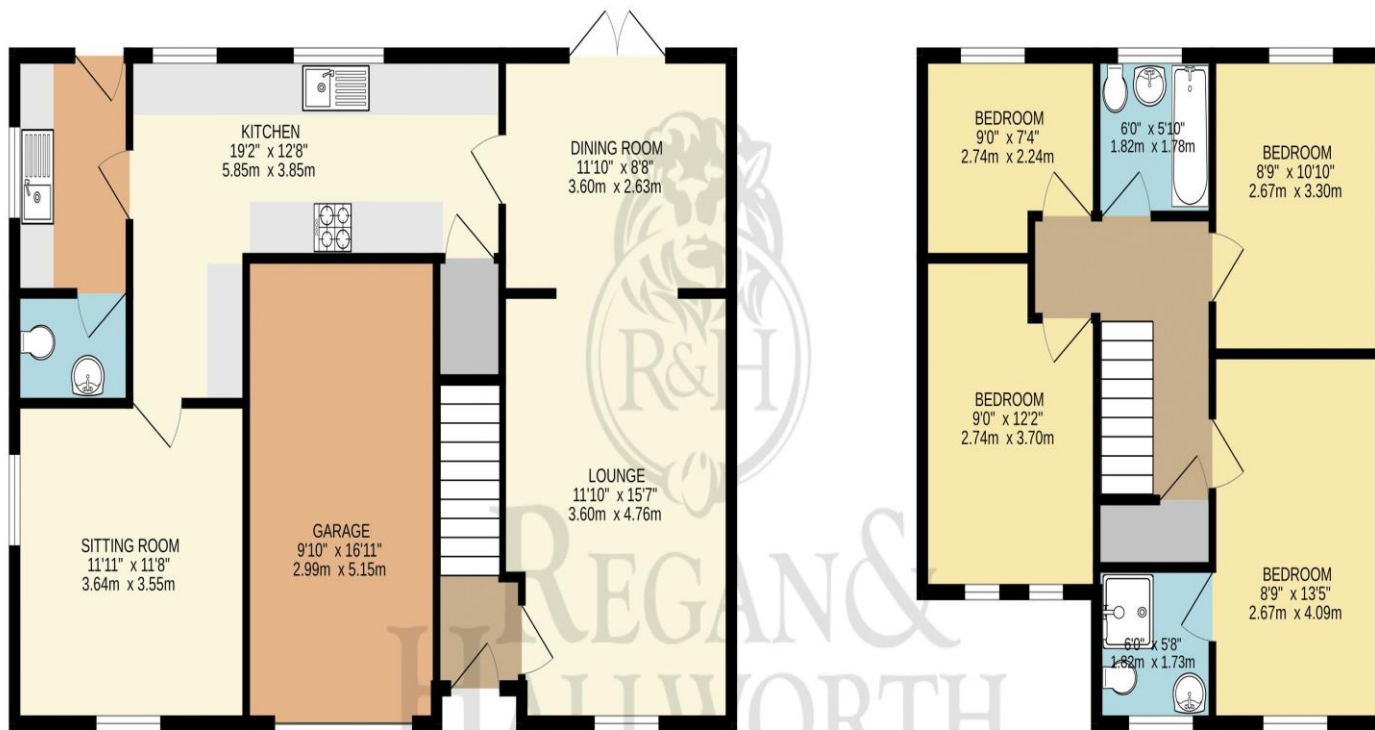
Internally, the property in brief comprises; a main entrance hallway, lovely front lounge with newly installed feature fireplace, a rear dining room which in turn leads into a modern fitted kitchen. Beyond the kitchen is a useful utility room & wc / cloaks plus an additional reception room / possible home office. Upstairs there are four bedrooms, with the master benefitting from an en-suite plus fitted units.

Externally the home's stunning rear garden extends to the side and the rear, with a large extended Indian Stone patio area which surrounds the back & side of the house & is ideal for sitting out and enjoying the aspect & views. There is a detached summer house which could double up as a garden office plus the views across working farmer's fields are simply exceptional and really help the property stand out from the crowd. To the front is a substantial driveway providing off road parking for numerous cars & leads to an integral garage.

The home is warmed by gas central heating plus all the windows are low maintenance Upvc & most have all been recently replaced. Viewings are highly recommended on this excellent detached family home.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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.
Made with Metropix ©2026



WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

rightmove



LR Finance

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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com