

FOR SALE

14, Kells Grove, Springfield, WN6 7EU

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 14, Kells Grove, Springfield, WN6 7EU

*Superb modern starter home with tucked-away position & detached brick garage*



- Well appointed semi-detached home
- Secluded, tucked away position
- Excellent value for money
- Available chain free
- 3 bedrooms / 1 reception room
- Detached brick garage
- Highly prized development
- 909 SQ FT

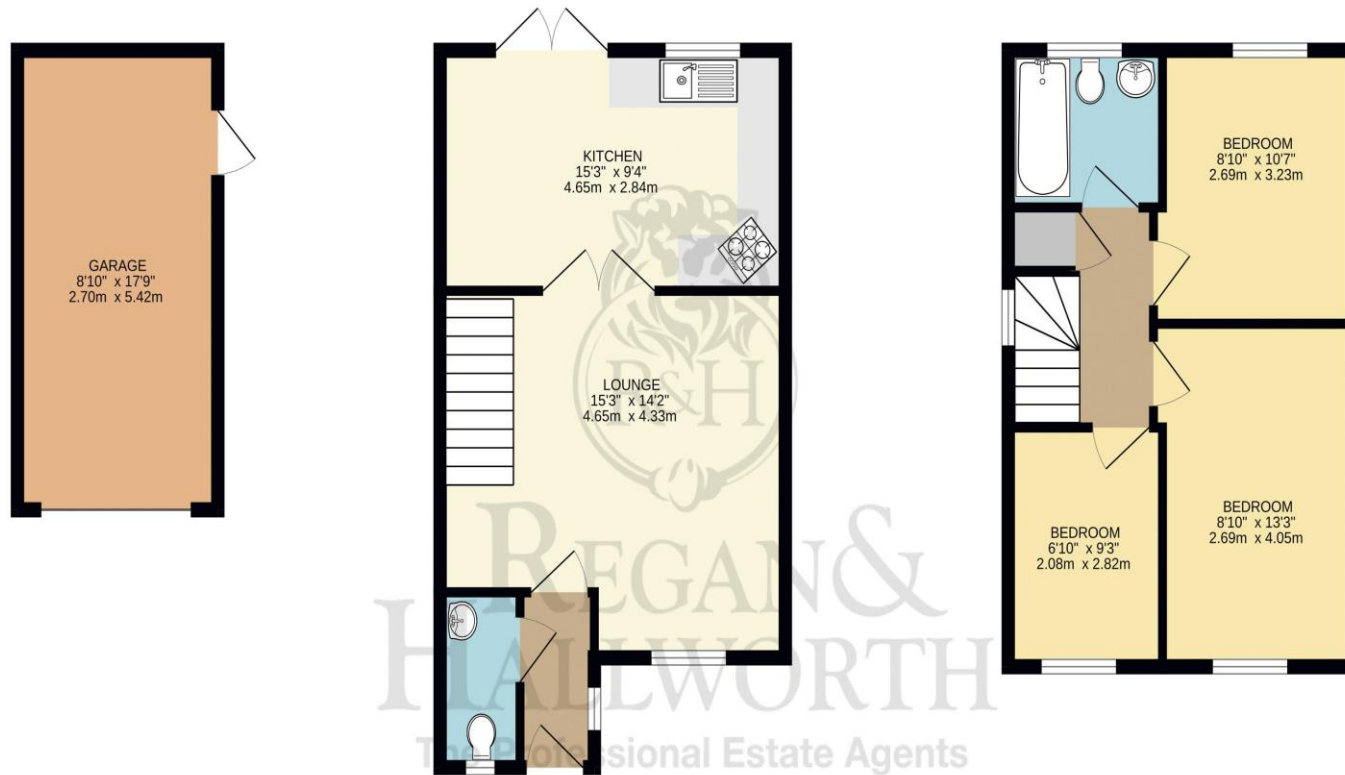
Tucked right in the corner of Kells Grove, a lovely quiet & modern development which has established itself as one of Wigan's most popular settings - this impressive 3 bed semi-detached home is offered to the market with the added benefit of no chain delay & early inspection is essential. Not only does this competitively priced starter home enjoy one of the best spots on the close, it also benefits from a detached brick garage too (which isn't common for these types of homes).

Internally the property is set across two floors & comprises in brief of; an entrance hallway with WC / cloaks, a main front lounge with feature fireplace & a contemporary fitted kitchen diner to the rear with French Doors that open out onto the rear garden. Upstairs, there are three bedrooms plus a principal bathroom suite, whilst externally the property boasts a superb tucked-away position, right in the corner of the close. A driveway & detached garage provide parking & precious storage, with the rear garden being low maintenance & private too.

Locally, the property rests close to various shops, amenities, transport links & some acclaimed schools. Viewings essential, no chain delay.







**REGAN & HALLWORTH**  
The Professional Estate Agents

TOTAL FLOOR AREA : 909 sq.ft. (84.5 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.  
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 0HL  
01257 473727  
standish@reganandhallworth.com

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



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](http://www.reganandhallworth.com)