

**FOR SALE**

27, Lyon Road, Springfield , WN6 7ER





## 27, Lyon Road, Springfield , WN6 7ER

*Excellent three bed semi detached family home located in Springfield.*

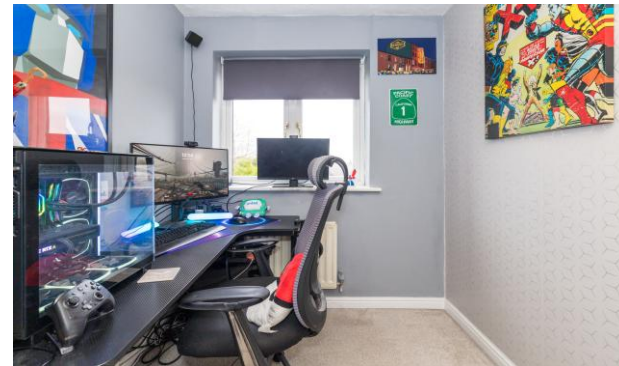


- Exceptional semi detached family home
- Modern open plan kitchen / dining room
- Family bathroom / cloak room wc
- Close to schools and amenities
- Superb sized reception room
- Three great sized bedrooms
- Gardens / driveway / summer house
- 712 SQ. FT.

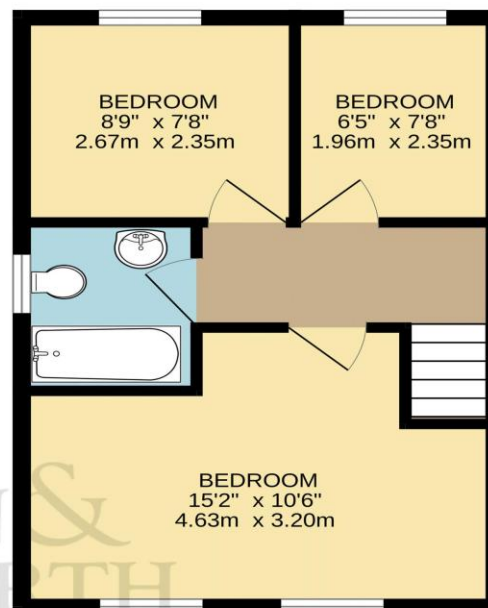
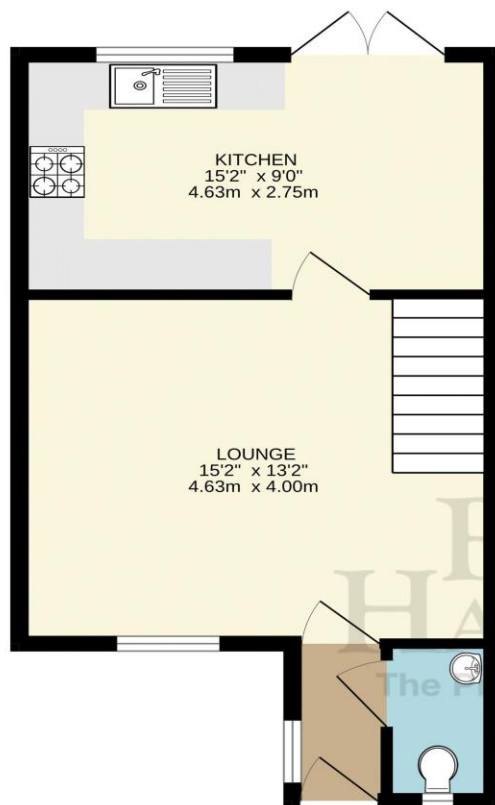
Located on a modern and popular development in Springfield is this impressive three bed semi detached family home. Lyon Road has been finished to a high standard throughout boasting deceptively spacious accommodation set over two floors along with gardens, driveway and a fantastic summer house / garden bar. The property boasts excellent access to a range of local amenities along with the town centre, great public transport links, some outstanding schools for all ages and is just a short drive to several major motorway networks. In brief the immaculate accommodation comprises entrance hallway, cloak room wc, superb lounge / sitting room located to the front and a great sized open plan kitchen / dining room with the kitchen offering a range of wall, base and drawer units along with dining area and doors leading out onto the gardens. Up on the first floor there is a large master double bedroom located to the front with two large windows, two more great sized bedrooms to the rear and then a modern fitted family bathroom with shower over bath. Externally the property has a large double driveway and lawned garden to the front whilst to the rear there is a private and secure garden with patio, well maintained lawn and a detached summer house that would make a great home office all surrounded by mature hedges. Internal inspection is highly recommended to truly appreciate the property's deceptive size, it's excellent internal condition and superb location.







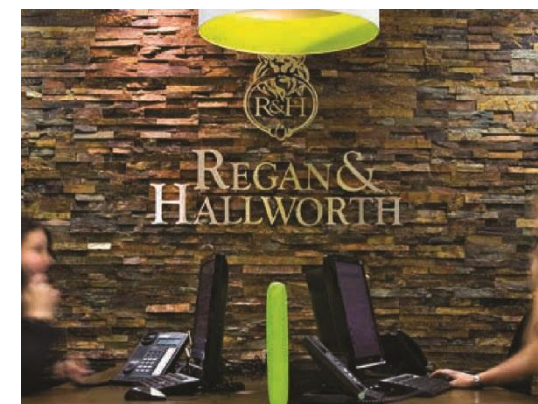




TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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