

FOR SALE

3, Windmill Rise, Alferton, DE55 2AZ



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Spacious family home boasting 1255 SQFT & available with no chain delay.



- Substantial semi-detached family home
- Former police house
- Highly prized residential setting
- Available chain free
- 3 bedrooms / 2 reception rooms
- Impressive amount of floorspace
- Sunny, westerly rear plot
- 1255 SQFT

Offered to the market with the added benefit of no chain delay & totalling an astonishing 1255 square feet of living space - this well appointed former police house would be the ideal purchase for a wide range of clients, from young professionals & families looking to get onto the property ladder, to any clients downsizing and seeking genuine value for today's busy market. Resting on a particularly impressive overall plot, with potential to extend to the side & rear, (should clients wish & subject to planning) the home also enjoys a westerly rear aspect & therefore lots of late summer sun.

Internally, the decor is light & clean with newly laid carpets plus a recently installed boiler, though the home is absolutely perfect for someone wanting to come in and put their own stamp on it. In brief comprising: an internal hallway, main front lounge with French Doors that lead outside, a separate dining room / home office, a large ground floor shower room plus a fitted kitchen extension to the rear. Upstairs there are three generously proportioned bedrooms plus a modern-style principal bathroom suite. The home takes in lovely far reaching views across Derbyshire countryside too in the distance.

Externally the plot here is a key selling feature of the home, with the rear being mature, spacious offering considerable extension potential. The home sits off the road behind a notably large driveway which extends down the side of the house to a detached brick garage. Locally, the property is conveniently a short walk from the centre of South Normanton village, with its numerous amenities, schools and shops, plus Alferton Train station is just 1 mile away & the M1 a short drive too. Early viewings are highly recommended on this excellent starter home. No chain delay.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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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.



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