

FOR SALE

10, Ribbesford Road, Wigan, WN3 6AW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Ribbesford Road, Wigan, WN3 6AW

Exceptional three bed semi-detached family home located in the popular Highfield area.



- Superb semi-detached family home
- Well equipped fitted kitchen / utility
- Bathroom with shower and bath
- SOLD WITH NO ONWARD CHAIN
- Spacious and versatile accommodation
- Three good sized bedrooms
- Large gardens / driveway / garage
- 1008 SQ. FT.

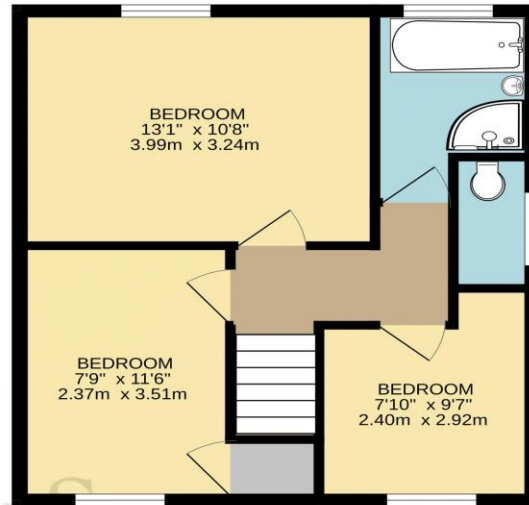
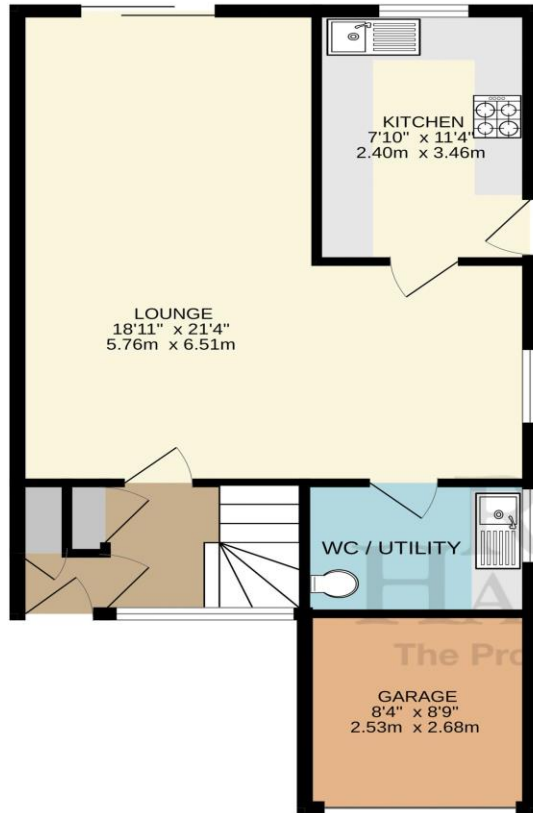
Now available for sale and offered with NO ONWARD CHAIN is this impressive, extended semi-detached family home boasting amazing woodland views to the rear. Situated on Ribbesford Road in the ever popular area of Highfield, this property is ideal for families given its close proximity to outstanding schools for all ages, local amenities, public transport links, and several major motorway networks. The property offers just over 1,000 square feet of exceptional, versatile accommodation.

In brief, the ground floor comprises an entrance hallway with stairs leading up to the first floor and a large, welcoming open plan dining area that flows seamlessly into a formal lounge featuring doors out onto the rear gardens. Also, from the dining area there is access to the utility room/downstairs wc. There is a well equipped fitted kitchen showcasing an excellent range of wall, base and drawer units. Up on the first floor, there are three excellent-sized bedrooms, a separate cloakroom/WC, and a modern family bathroom comprising a sink unit, bath, and a separate corner shower unit.

Externally, the front of the property benefits from a large driveway providing ample off-road parking for several cars, a well maintained garden area and access to an integral garage/storage space which could potentially be converted into a home office. To the rear sits an exceptional, private garden complete with a patio and a beautiful arrangement of established plants and trees, perfectly framing the open woodland beyond. Internal inspection is highly recommended to truly appreciate the property's deceptive size, versatile accommodation, and outstanding location.







TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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