

34, Erradale Crescent, Winstanley , WN3 6TU



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Exceptional two bed semi-detached true bungalow located in Winstanley

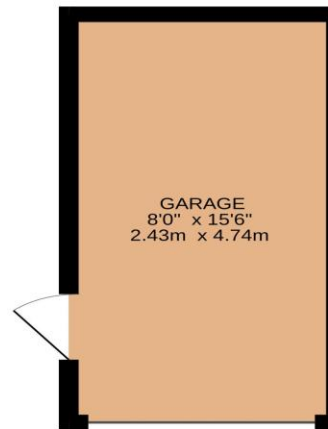
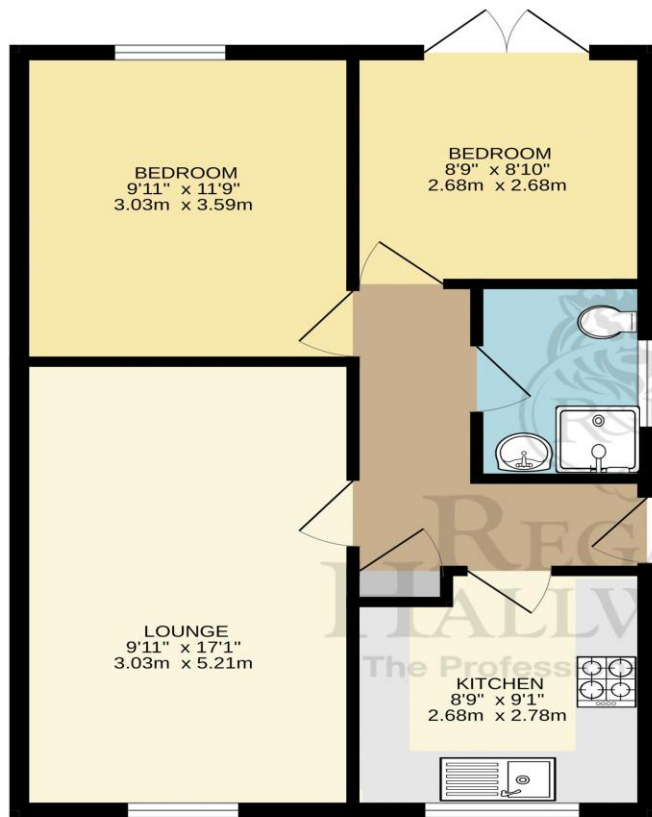


- Exceptional semi-detached true bungalow
- Modern fitted kitchen with cooker
- Family bathroom with shower
- NO ONWARD CHAIN
- Great sized reception room
- Two good sized bedrooms
- Gardens / driveway / garage
- 664 SQ. FT.

This is a fantastic opportunity to purchase a modern, two bed TRUE BUNGALOW which is now offered for sale with NO ONWARD CHAIN. Erradale Crescent is situated along a quiet and popular street in Winstanley and is sat on a superb corner plot with gardens, driveway and garage. The property boasts easy access to all the local amenities plus public transport links and is just a short drive to several major motorway networks. Internally the property has been finished to an excellent standard with the accommodation briefly comprising of entrance hallway, modern fitted kitchen to the front offering a range of wall, base and drawer units along with cooker, large formal lounge / sitting room then a modern bathroom with wc, sink unit and shower. To the rear of the property there are two great sized bedrooms with one benefitting from patio doors which lead out onto the rear gardens. Externally the property has well maintained and low maintenance gardens to the front, side and rear with a driveway and single garage. Internal inspection is highly recommended to truly appreciate the properties internal finish and its excellent location.







TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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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



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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