FOR SALE

158, Springfield Road, Springfield, WN6 7RD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



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Wonderful 1930s detached bungalow with stunning loft conversion & 1 / 4 acre plot.



- Stunning, detached bungalow
- Brimming with kerb appeal
- Sleek, rear extension
- Sunny, south-westerly aspect
- 4 bedrooms / 3 reception rooms
- Superb loft conversion
- Wonderful mature rear garden
- 1805 SQFT

Beautifully presented to the highest possible standards throughout & providing a substantial 1805 SQFT of much improved, contemporary living space that simply must be viewed to be appreciated - this exceptional, traditional detached bungalow has had no expense spared in its transformation into the spacious, well planned living space it is today. Enjoying a prominent main road position & enjoying considerable kerb appeal courtesy of its pretty, 1920s frontage, the property should appeal to a wide range of clients seeking a turn-key property. Bought and completely transformed by the current owners around 14 years ago, pretty much everything here has been replaced, resulting in a property of genuine quality. A superb, vaulted ceiling rear extension & some clever remodelling has hugely improved the layout & the property has also benefitted from a full loft conversion too, which has added an extra two bedrooms, one of which has an en-suite. In brief this wonderful home comprises; a main entrance hallway with access into a pretty front lounge with feature fireplace, which in turn leads into a stunning rear kitchen which is finished with low spot lighting, solid oak worktops & a range of quality integrated appliances. There are two ground floor bedrooms, a stylish family bathroom plus a lovely rear dining room & living area extension with superb vaulted ceiling & impressive double height glass apex with wonderful views of the garden. Upstairs the two additional bedrooms are immaculately presented & finished with fitted units, plus the master has its own en-suite. Externally, the home is enviably set back from the road, with a pretty block-paved driveway providing off road parking. The rear garden is a real selling feature here - mature, private and particularly spacious, extending to just under 1 / 4 acre in size with a superb flagged patio area for sitting out and enjoying the sunny, south-westerly orientation. There is a detached garage with French Doors to the side that is ideal as a garden room / place to run a business from. Viewings are highly encouraged on this simply stunning bungalow.



























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TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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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.