

FOR SALE

35, Barnsley Street, Springfield , WN6 7HA

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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1996



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Impressive period home available chain free with large additional parcel of land.



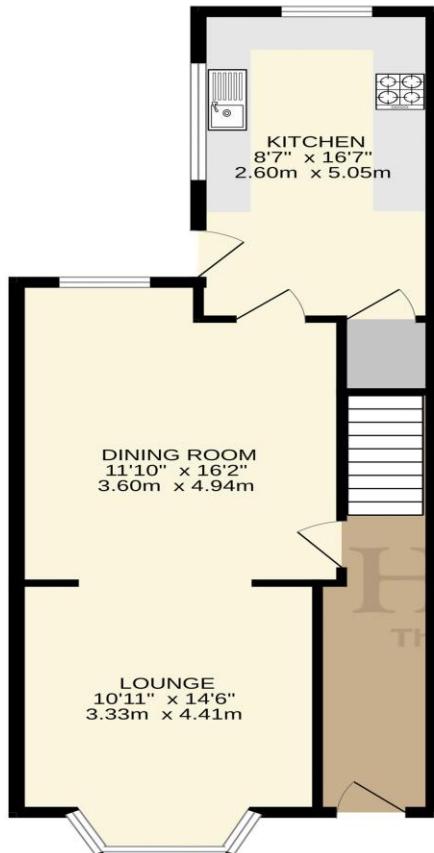
- Beautiful bay fronted terrace
- Large additional plot of land to rear
- Brimming with period detail
- Available chain free
- 3 bedrooms / 2 reception rooms
- Space to build a garage / garden room
- Brand new boiler
- 1113 SQFT

Enviablely positioned along the highly prized Barnsley Street & resting just a short walk into the town centre - this superb Victorian terrace boasts an impressive 1113 square feet of beautiful period living space & internal inspection is essential. What really sets this home apart from the competition however, is the large additional plot of land to the rear. This spacious parcel of garden area actually spans 3 / 4 houses & would be ideal for a number of uses - from simply being used recreationally, ie veg plots, to maybe housing a large garden room, or because there is vehicular access to the rear potentially having a garage built on it. Any clients seeking a property with large garden spaces should take a much closer look at 35 Barnsley Street. To the front the property enjoys notable kerb appeal & is brimming with character internally, with many original features throughout. The home represents excellent value for money in today's market & would be ideal for a range of clients, from first time buyers getting onto to the property ladder, to any families downsizing their mortgage but wishing to retain a certain amount of SQFT. In brief this beautiful home comprises: an entrance hallway, front lounge with large bay window which flows into the rear sitting room. There is a fitted kitchen to the rear with three generous bedrooms upstairs and a modern principal bathroom suite. Externally there is a low maintenance walled terrace-style garden, beyond which is the large additional plot. The home is warmed by gas central heating and the boiler was replaced just 3 months ago. All the windows are Upvc double glazed & all the upstairs windows are new too. Early viewings are highly recommended on this beautiful period home.





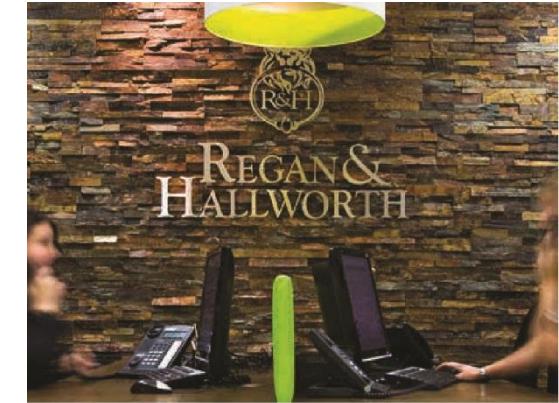
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TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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