

FOR SALE

4, Kingsdown Crescent, Whitley , WN1 2RS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Kingsdown Crescent, Whitley , WN1 2RS

Unique, impeccably presented detached home in one of Whitley's most prestigious settings



- Stunning detached family home
- Superb remodelled layout & extension
- Luxury landscaped gardens
- Highly coveted setting
- 4 bedrooms / 3 reception rooms
- Impeccable presentation
- Just under 1 / 5 acre plot
- 2135 SQFT

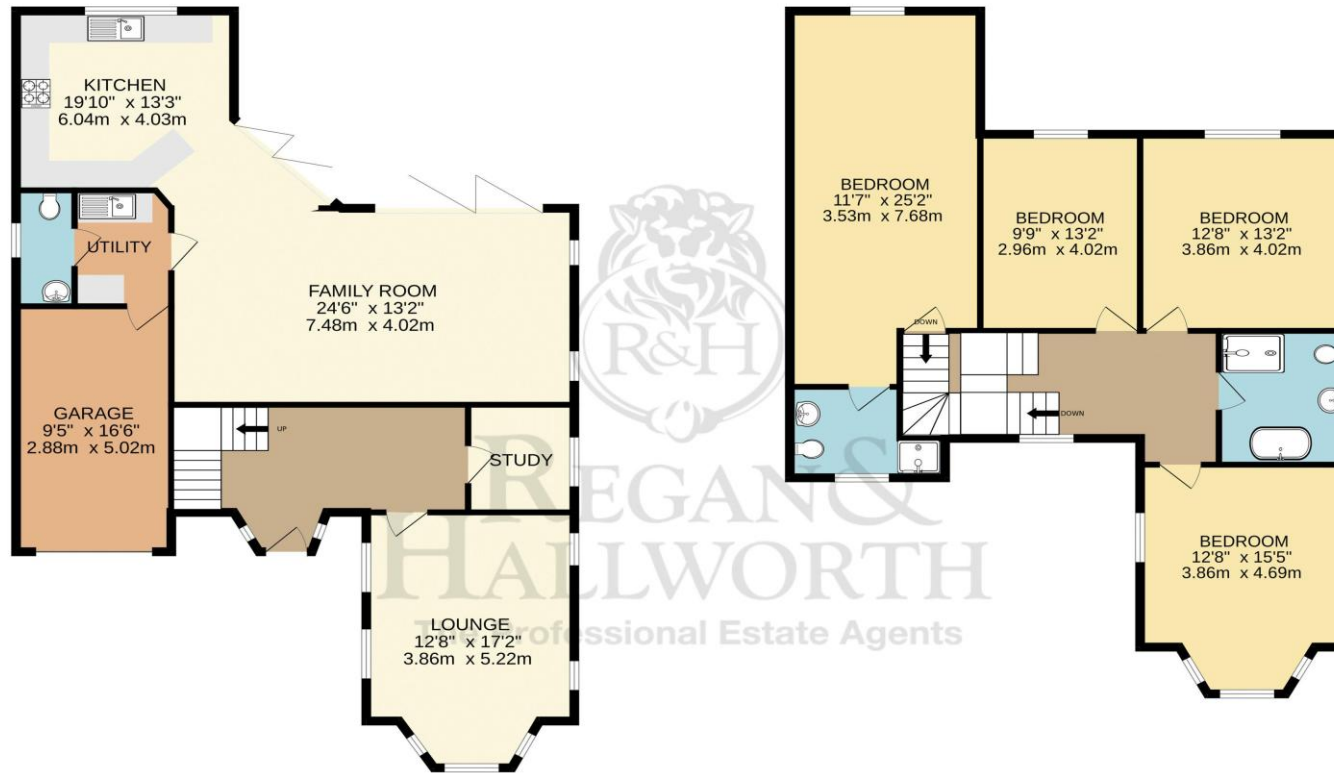
Occupying a prominent & commanding position on the prestigious Kingsdown Crescent, one of Wigan's most coveted settings & resting within a substantial overall plot with wonderful landscaped gardens that extend to just under 1 / 5 acre - this stunning & eye-catching detached family home offers buyers the unique opportunity to purchase a genuine one-off property in an setting where houses seldom come available. The property itself is a wonderful 1950s detached home, benefiting from a striking, handsome facade & a high quality, contemporary finish internally. The home has been altered considerably from its original design, with a substantial full width rear extension adding precious floorspace and a much improved layout. Our clients extensively renovated the property around 12 years ago, taking great care to modernise the living space whilst also retaining the traditional style & look of the property. Set across two floors, the property in total measures 2135 square feet of living space that comprises; a large & welcoming hallway with lovely parquet-style LVT flooring, a beautiful main lounge to the front with feature fireplace & pretty bay window. There is a cosy home office plus the stunning rear family room that incorporates the stylish fitted kitchen too. The family area boasts a lovely fireplace, two sets of stylish bi-folding doors leading out onto the garden & superb flagged flooring. The high spec fitted kitchen is finished with a range of quality integrated appliances, quartz worktops and breakfast bar. Off the kitchen is a useful utility room, a wc / cloaks & access into the spacious garage. Upstairs the home provides four generous sized double bedrooms, with the master bedroom and stylish en-suite, plus there is a large 4-piece family bathroom. Externally the gardens and plot here are equally impressive - the overall plot measures just under 1 / 5 acre and the rear garden has been beautifully landscaped & features an extensive, luxury York Stone patio area with steps down to the main lawn & a second patio area with feature pond & summer house at the bottom of the garden. The garden is well stocked, mature and enjoys lovely elevated views, plus because of the south-westerly aspect, the garden enjoys sun all day. To the front is a generous driveway which leads to a large integral garage. Locally, the home rests within the catchment for the Outstanding Wood Field Primary school, plus close to the picturesque Haigh Hall Plantations which contains hundreds of acres of pretty woodland. Viewings are essential to appreciate the quality & size of the home on offer.





GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.

1ST FLOOR
1012 sq.ft. (94.0 sq.m.) approx.

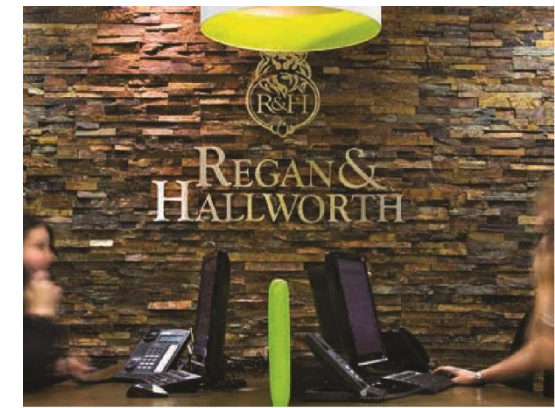


TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

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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