

FOR SALE

79, Conway Road, Hindley Green, WN2 4PE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



79, Conway Road, Hindley Green, WN2 4PE

Outstanding semi-detached family home located on a quiet street in Hindley Green.



- Outstanding semi-detached family home
- Modern open plan kitchen dining / family room
- Family bathroom and cloak wc
- Close to schools and amenities
- Spacious and versatile accommodation
- Three good sized double bedrooms
- Large gardens / driveway / shed
- 1228 SQ. FT.

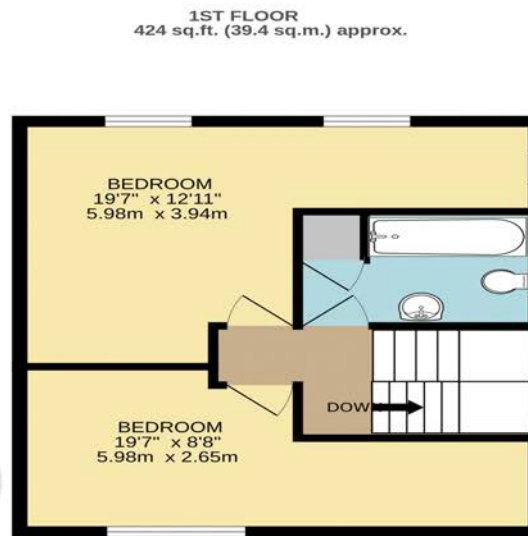
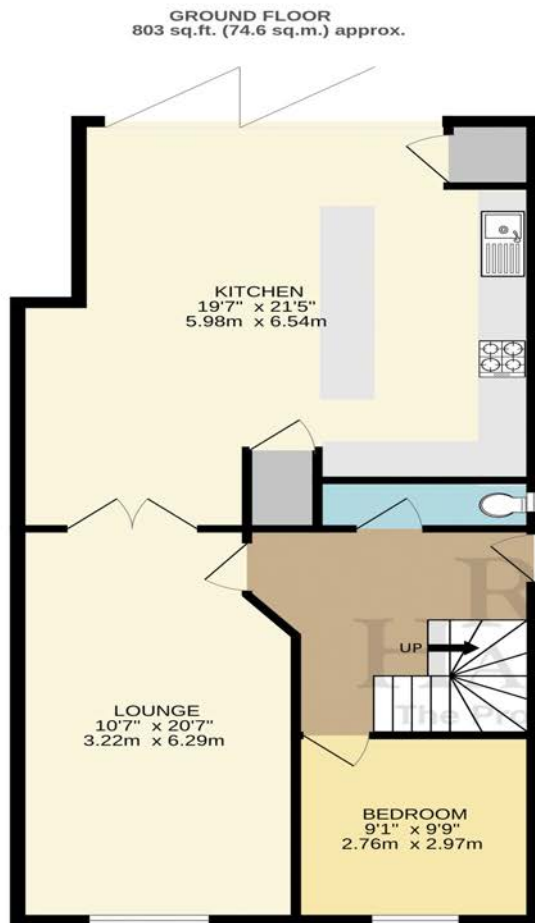
Now available for sale is this deceptively spacious three bed semi-detached home. Conway Road has been finished to an exceptional standard throughout and along with an excellent rear extension and bi-folding doors makes this a superb family home.

The property is located along a quiet road and offers outstanding access to a range of local amenities, schools for all ages, public transport links and several major motorway networks. In brief the versatile accommodation is set over two floors and comprises of a spacious entrance hallway with cloakroom/wc and stairs leading to the first floor, a large formal lounge with feature log burning stove, a good sized third bedroom and then a stunning open plan kitchen / dining / family room to the rear with bi-folding doors leading out onto the rear private garden. The kitchen boasts a great range of wall, base and drawer units along with appliances and large island / breakfast bar, there is space for a table and a sofa area. Up on the first floor there is a large master double bedroom, second double bedroom and a modern fitted family bathroom.

Externally the property has a large block paved driveway to the front with car port to the side. To the rear there is an excellent, private garden which has been tastefully landscaped with pergola and large shed. Internal inspection is highly recommended to fully appreciate the deceptive size, versatile space and outstanding location on this outstanding family home.







TOTAL FLOOR AREA : 1228 sq.ft. (114.0 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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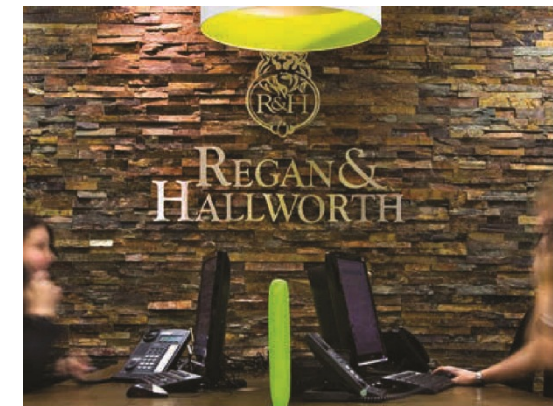
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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