

FOR SALE

51, Park Road, Springfield, WN6 7AA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



51, Park Road, Springfield, WN6 7AA

Elegant period family home offering an astonishing 1581 SQFT & no onward chain



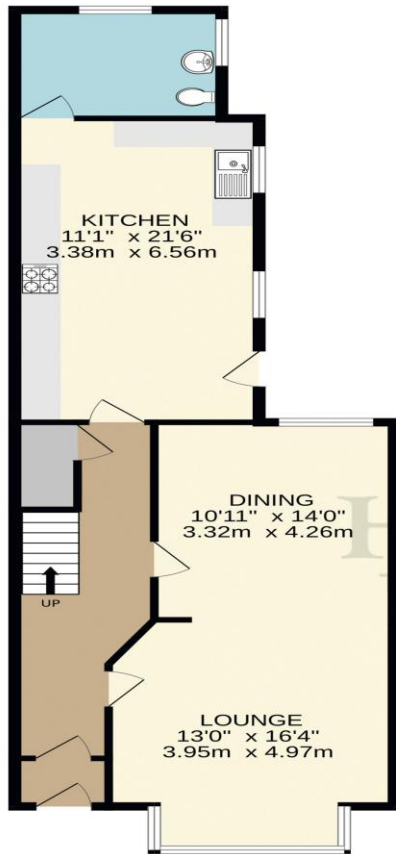
- Elegant period family home
- Impressive amount of floorspace
- Beautiful kitchen diner
- Available chain free
- 4 bedrooms / 2 reception rooms
- Brimming with period detail
- Sunny south facing aspect
- 1581 SQFT

Perfectly balancing light, modern interiors with beautiful period features & providing a very substantial 1581 square feet of living space - this elegant period home is brimming with eye catching kerb appeal and is offered to the market with the added benefit of no chain delay. Set across two floors of genuinely impressive living space that has been beautifully maintained over recent years, great care has been taken to sympathetically retain the period feel of the home. Large open rooms are complimented effectively by the high coved ceilings, feature bay windows and the pretty, encased stained glass. The ground floor in brief comprises; a large welcoming hallway, off which are two generously sized reception rooms. The front lounge boasts a stunning coved ceiling with pretty plaster detail & mouldings, plus a feature bay window that bathes the room in lots of natural light, plus there is a lovely wood burner in the fireplace. The lounge opens into a rear dining room & then in turn leads into the stunning fitted kitchen which is finished with a range of integrated appliances, dining area & quality solid oak worktops. Beyond the kitchen is a useful utility room with wc. Upstairs, the property provides 4 beautifully presented bedrooms plus a quality 4-piece family bathroom suite. Externally, there is a pretty, terrace-style garden to the rear which is walled & enjoys a sunny, south facing aspect. Early viewings are highly encouraged on this superb period home. No chain delay.

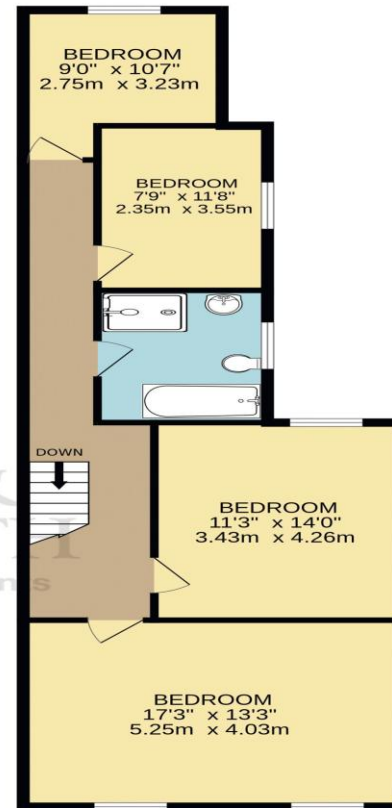




GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.8 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

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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.



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