

FOR SALE

12, Crossfield Drive, Hindley Green, WN2 4GH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Crossfield Drive, Hindley Green, WN2 4GH

Recently refurbished modern two bed semi-detached home located in Hindley Green.



- Impressive semi-detached home
- Outstanding fixtures and fittings
- Modern kitchen with appliances
- Great sized reception room
- Two good sized double bedrooms
- Bathroom with shower unit.
- Private gardens and driveway
- 582 SQ. FT.

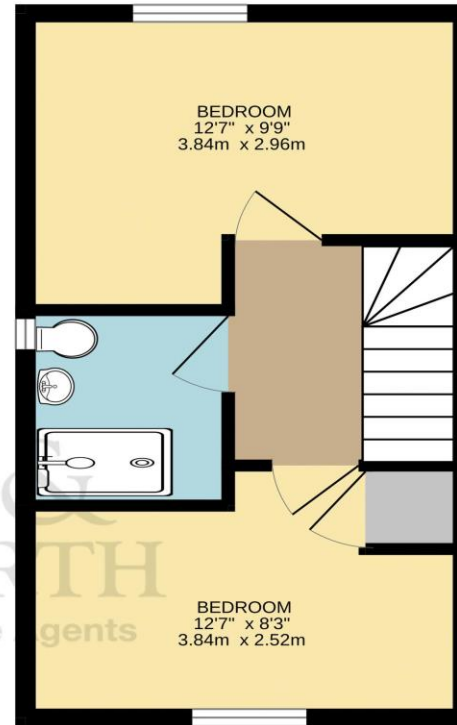
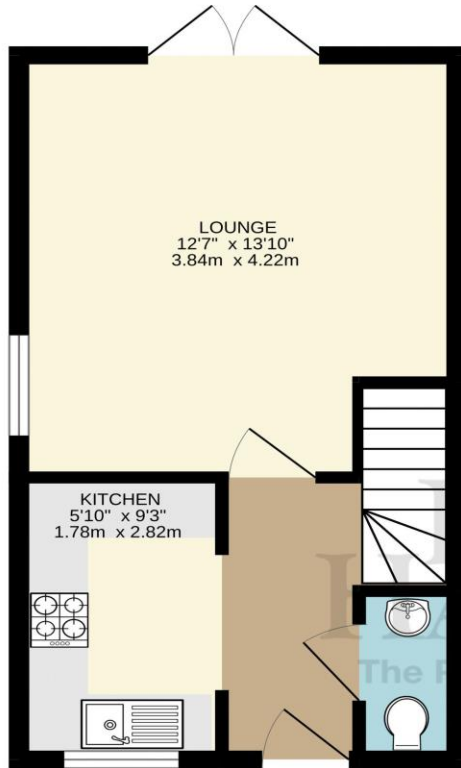
This is a fantastic opportunity to purchase a truly stunning and recently refurbished, two-bedroom semi-detached home located on a modern development in Hindley Green. Given its immaculate turnkey condition, this exceptional property would make an ideal home for a first-time buyer or a growing family. Crossfield Drive is situated close to a range of local amenities, excellent public transport links—including a nearby train station—and great schools for all ages. It is also just a short drive from several major motorway networks.

Internally, the property has been finished to the highest of standards throughout. In brief, the ground floor accommodation comprises an entrance hallway, a contemporary cloakroom/WC, and a modern fitted kitchen boasting a premium range of wall, base, and drawer units alongside integrated appliances. To the rear of the property sits a great-sized lounge, featuring patio doors that open out onto a tastefully landscaped garden. Up on the first floor, there are two superb-sized double bedrooms—one positioned to the front and the second to the rear—both served by a modern fitted family bathroom comprising a WC, sink unit, and a sleek shower unit.

Externally, the front features a private driveway offering convenient off-road parking. To the rear, there is an amazing, landscaped garden designed for low-maintenance enjoyment, complete with a patio, a high-quality faux lawn, well-stocked borders, and a useful storage shed. Internal inspection of this outstanding home is highly recommended to truly appreciate its exceptional internal finish and superb location.







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TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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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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