

FOR SALE

248, Hodges Street, Gidlow, WN6 7JQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



248, Hodges Street, Gidlow, WN6 7JQ

Spacious 1930s semi-detached home with spacious garden & westerly rear aspect



- Spacious family home
- Beautifully presented throughout
- Ideal for first time buyers / young family
- Sunny, westerly rear aspect
- 3 bedrooms / 2 reception rooms
- Highly prized residential area
- Large plot & garden
- 983 SQFT

Beautifully presented throughout and absolutely ideal for any first time buyers or young families moving up the housing ladder - this impressive, 1930s semi-detached home provides almost 1000 square feet of superbly presented living space that simply must be viewed to be fully appreciated. Brimming with eye-catching kerb appeal, internally the layout is excellent too, with the generous ground floor boasting a contemporary open plan design which should prove popular with a range of buyers. In brief, a welcoming entrance hallway gives access to a large front lounge, whilst to the rear is a superb open plan dining room which incorporates the modern fitted kitchen with access out onto the garden. The kitchen itself is finished with a range of integrated appliances, low spot lighting & polished porcelain floor tiles. Upstairs offers three bedrooms, two of which are doubles, plus the stunning principal shower room with walk-in shower. Externally the property occupies a generous overall plot, with the rear garden being mature & private plus it enjoys a westerly facing aspect and as a result, lots of afternoon sun. The rear is also large enough to accommodate a full width extension, should clients wish (& subject to planning). To the front is a generous double width driveway providing ample off road parking. Locally, the home is enviably positioned at the higher end of Hodges Street & rests just a short walk into the town centre & its numerous amenities / transport links plus some highly acclaimed local schools. Early viewings are essential to appreciate the quality of this superb home.







TOTAL FLOOR AREA : 983 sq.ft. (91.3 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 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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