

FOR SALE

39, Barnsley Street, Springfield , WN6 7HA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



39, Barnsley Street, Springfield , WN6 7HA

Spacious Victorian terrace home with detached garage & larger than average plot.



- Spacious Victorian terrace home
- Ideal starter home
- Generous rear terrace garden
- Available chain free
- 3 bedrooms / 2 reception rooms
- Highly prized residential location
- Detached garage to rear
- 1224 SQFT

Offered to the market with the added benefit of no onward chain, this impressive, bay-fronted Victorian home boasts a generous 1,224 square feet of attractive period living space. Complete with the unique additional feature of a detached garage, this property simply must be viewed to be fully appreciated.

Well-maintained throughout, the home benefits from uPVC windows and a highly efficient gas boiler installed in 2022, yet it remains ready for a buyer looking to put their own stamp on a property. It is an ideal choice for growing families or first-time buyers seeking the charm of high coved ceilings and spacious rooms.

The accommodation is arranged over two floors and briefly comprises: a main entrance hallway, a spacious front lounge with a feature bay window, a rear dining room, and a fitted kitchen. Upstairs, there are three generously sized bedrooms and a modern, fully tiled shower room that was installed only last year.

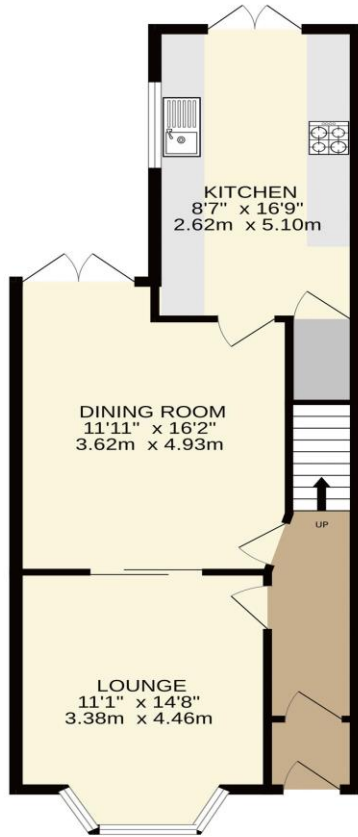
Externally, the property enjoys a larger-than-average, low-maintenance terrace-style rear garden. Beyond the garden is a detached garage providing additional storage or off-road parking—a rare and unusual feature for homes of this type.

Locally, the property is just a short walk from the beautiful Mesnes Park and is within easy reach of Wigan town centre, with its diverse range of shops, amenities, bars, and two train stations. Early inspection is essential to appreciate this wonderful period home. No chain delay.

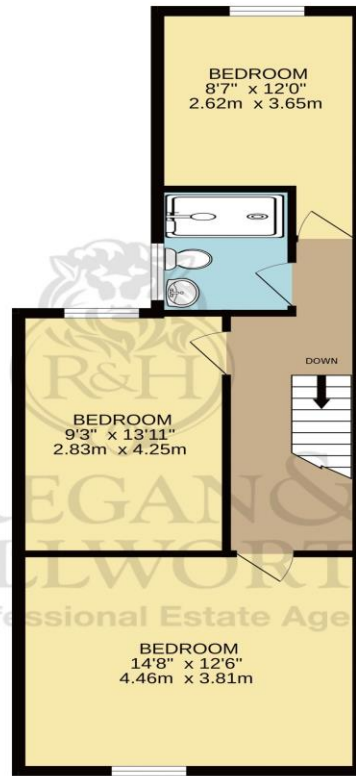




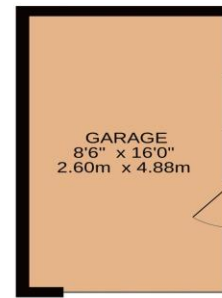
GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



GARAGE
137 sq.ft. (12.7 sq.m.) approx.



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10-12 Library Street,
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TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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