

TO LET

42, Hillpark Crescent, Kirkby, L32 2AY

REGAN & HALLWORTH
The Professional Estate & Letting Agents



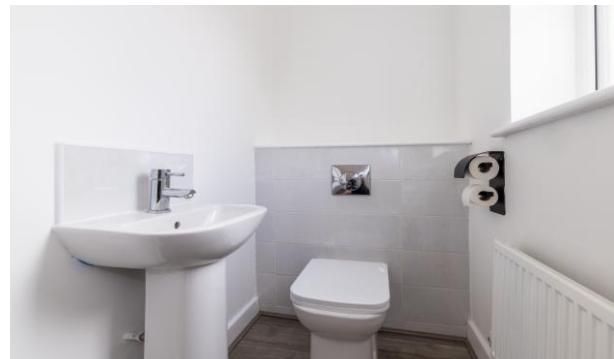
42, Hillpark Crescent, Kirkby, L32 2AY

Excellent thread bed semi-detached home located on a modern development in Kirkby

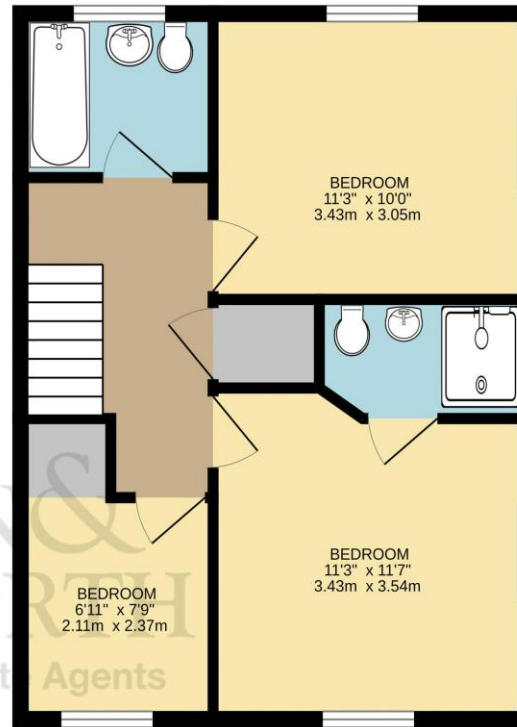
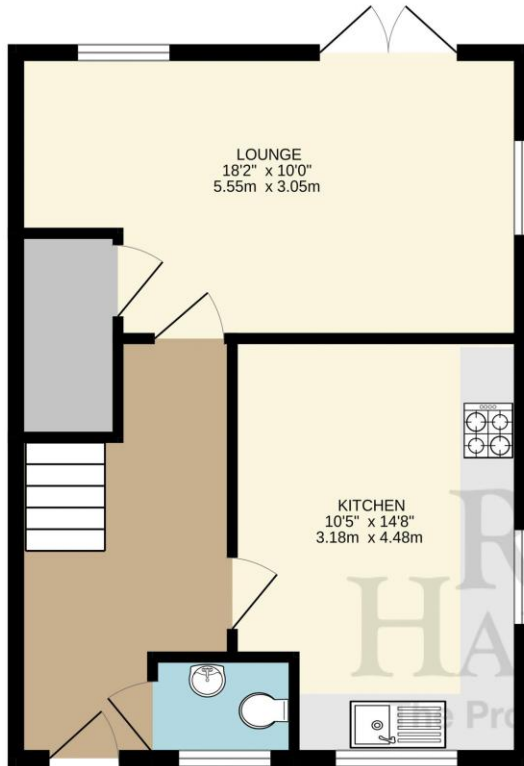


- Excellent semi-detached home
- Well equipped fitted kitchen / diner
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception room
- Three great sized bedrooms
- Large gardens and two driveways
- 900 SQ. FT.

Now available to let on a modern development in the ever-popular area of Kirkby, this impressive semi-detached family home is finished to an exceptional standard throughout. Hillpark Crescent offers spacious, versatile accommodation arranged over two floors and is ideally placed close to local amenities, excellent schools for all ages, public transport links, nearby parks including Mill Dam Park, and major motorway networks. The accommodation briefly comprises an entrance hallway, cloakroom WC and a modern, well-equipped open-plan kitchen/breakfast room to the front, fitted with a range of wall, base and drawer units plus a cooker. To the rear is a formal lounge/sitting room with a large understairs storage cupboard and double doors opening onto the patio and garden. Upstairs, there are two large double bedrooms, with the master benefiting from an en-suite shower room, a third single bedroom and a modern family bathroom with shower over bath. Externally, the property has two single driveways and well-maintained front lawn, while the rear offers a private, secure garden with patio and lawn. Internal viewing is highly recommended to fully appreciate the property's deceptively spacious accommodation, immaculate finish and excellent location.







TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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