

FOR SALE

17, Martindale Crescent, Newtown, WN5 9DU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



17, Martindale Crescent, Newtown, WN5 9DU

Outstanding four bed detached family home offered with no onward chain.



- Exceptional detached family home
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- NO ONWARD CHAIN
- Three good sized reception rooms
- Four great sized bedrooms
- Double driveway and garden
- 1153 SQ. FT.

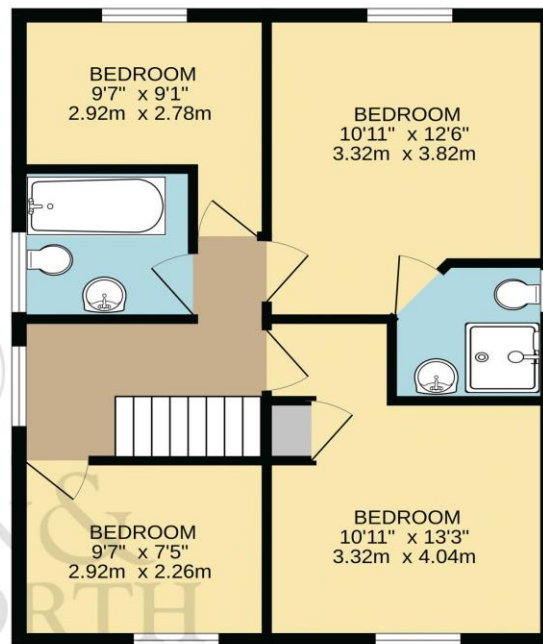
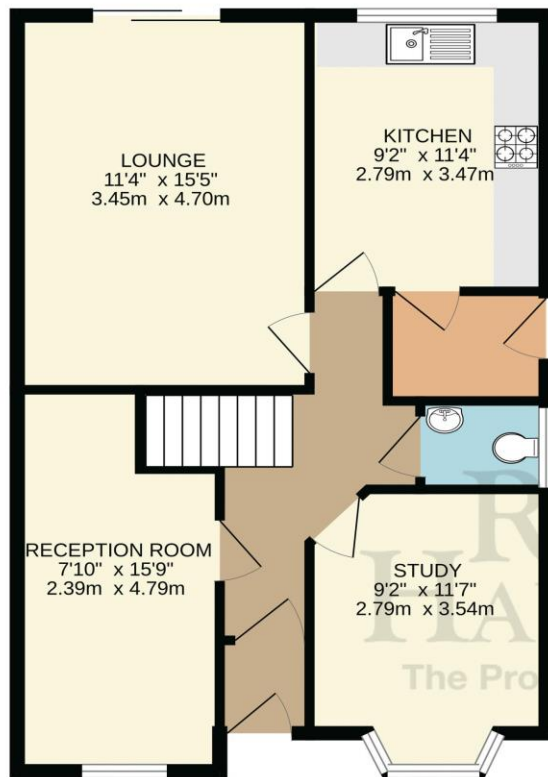
This is a fantastic opportunity to purchase a superb four-bed detached family home located along a modern development in the Newtown area of Wigan. Martindale Crescent would make an excellent family home given its proximity to some great amenities including the town centre with its bus and train station, schools for all ages, and that it's now offered for sale with NO ONWARD CHAIN.

In brief, the accommodation comprises an entrance hallway, a study/snug located to the front with a bay window, a second reception room situated in the converted garage, a cloakroom/WC, a formal lounge/sitting room located to the rear with doors leading out onto the gardens, then a modern and well-equipped fitted kitchen with utility. Up on the first floor, there are two large double bedrooms with the master benefitting from a modern en-suite shower room, two further good-sized bedrooms, and a modern fitted family bathroom comprising a WC, sink unit, and bath with a shower over.

Externally, the property has a lawned garden and double driveway to the side. To the rear, there is a large, private, and secure garden with paved patio, decked patio, and access to the side. Internal inspection is highly recommended to fully appreciate the property's size and its excellent location.







TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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