

3, Farriers Croft, Bech Hill, WN6 7SH

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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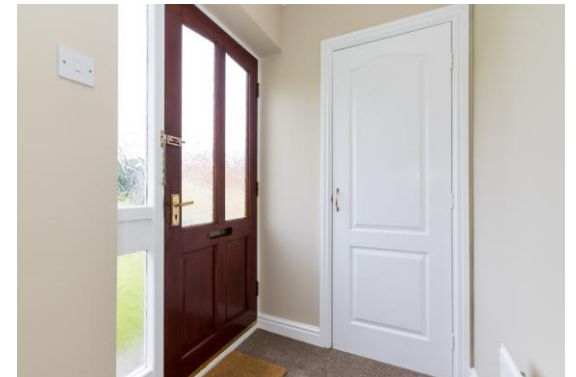
Lovely detached true bungalow located in a quiet little cul-de-sac setting

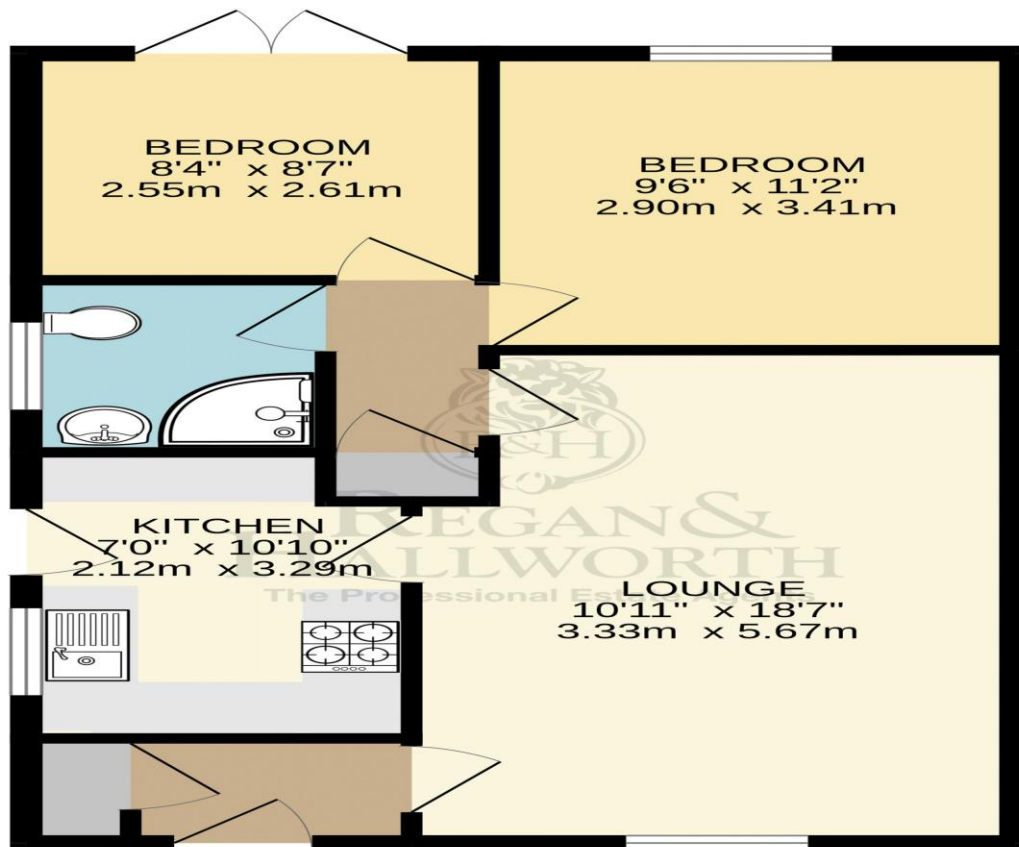


- Beautiful detached true bungalow
- New floorings throughout
- Ideal for retired clients
- Available chain free
- 2 bedrooms / 1 reception room
- Freshly decorated
- Quiet, tucked away setting
- 533 SQFT

Tucked away in a quiet and little-known cul-de-sac, Farriers Croft is a genuinely special place to live. Comprising just ten properties in total, all of which are true bungalows, this peaceful setting offers an ideal location for those looking to retire or simply enjoy a slower pace of life. Opportunities to purchase here are exceptionally rare, making this a highly sought-after location within Wigan. The property itself is a detached true bungalow that has been thoughtfully updated and is presented in walk-in condition. Recent improvements include 'all new carpets throughout, complete redecoration, a new boiler installed in June 2024, and a brand new, modern shower room, ensuring comfort and peace of mind for the next owner. Internally, the accommodation is well laid out and comprises; a main lounge, a fitted kitchen, and two well-proportioned bedrooms, all enjoying a bright and airy feel, plus the brand new shower room. The bungalow also benefits from a south-westerly facing aspect, allowing plenty of natural light throughout the day. Externally, there are private gardens to both the front and the rear, plus there is a driveway providing off-road parking. Offered to the market with no chain delay, this is a rare chance to secure a bungalow in one of Wigan's most discreet and desirable cul-de-sacs. Early viewing is highly recommended to fully appreciate both the location and the quality of accommodation on offer.







TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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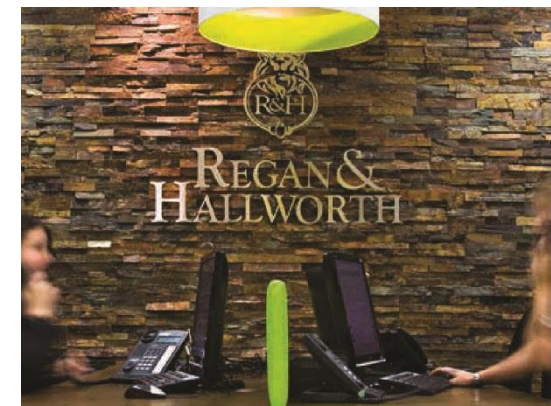
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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