

FOR SALE

26, Cranstal Drive, Hindley Green , WN2 4HU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



26, Cranstal Drive, Hindley Green , WN2 4HU

Exceptional three bed detached family home located in Hindley Green with no onward chain



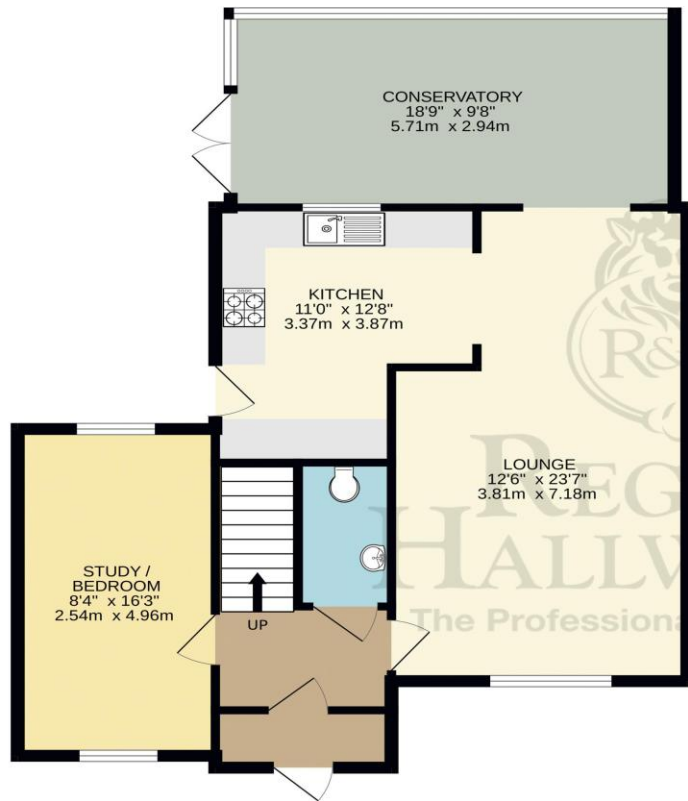
- Exceptional detached family home
- Modern fitted kitchen / appliances
- Family bathroom & cloak room wc
- Close to schools and amenities
- Spacious and versatile accommodation
- Three good sized bedrooms
- Excellent gardens and driveway
- 1287 SQ. FT. No Chain

Now available for sale with no chain and located on a modern development in the ever-popular area of Hindley Green sits this impressive, detached home. Cranstal Drive has been recently refurbished to an exceptional standard and boasts excellent versatile accommodation set over two floors. The property is situated close to a range of local amenities, schools for all ages, public transport links including Hindley train station, and is just a short drive to several major motorway networks. In brief, the impressive accommodation comprises an entrance hallway, a cloakroom/WC, a study/bedroom located in the converted garage, a large formal lounge/sitting room with feature media wall including fire, then an open-plan kitchen/dining room with the kitchen boasting a fantastic range of wall, base, and drawer units and some appliances. Off the dining area is a stunning orangery which is used as a second lounge, with doors leading out onto the gardens. Up on the first floor, the property has three great-sized double bedrooms and then a modern family bathroom with WC, double sink unit, and large walk-in shower. Externally, this impressive home has a large double driveway along with a well-maintained lawn. To the rear, there is a private and secure garden with mature plants and shrubs, and a paved and decked patio area. Internal inspection is highly recommended to truly appreciate the property's size, versatile accommodation, and excellent location.





GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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