

FOR SALE

41, Greenford Close, Wigan, WN5 8RH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



41, Greenford Close, Wigan, WN5 8RH

A spacious family home in a quiet & highly regarded setting.

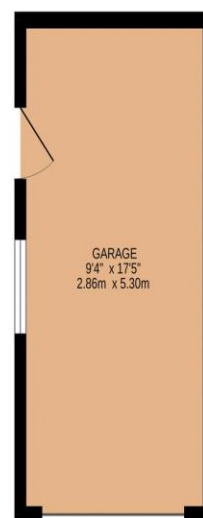
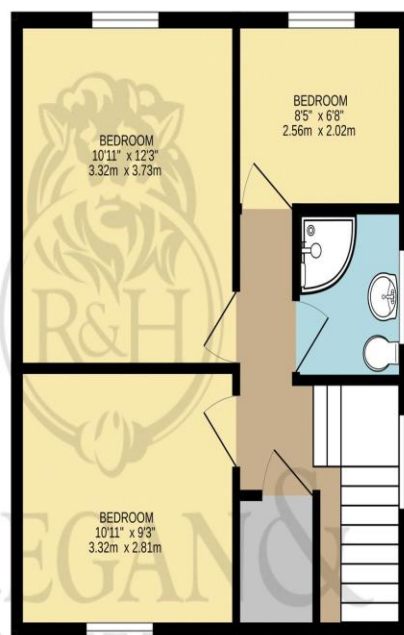
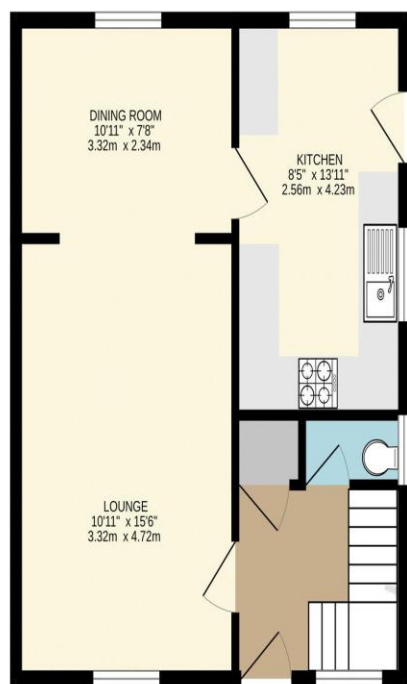


- Spacious dormer-style home
- Quiet tucked-away setting
- Generous family living space
- No onward chain
- Three good-sized bedrooms
- Ample parking & detached garage
- Ground floor WC
- 1024 SQ.FT.

The dormer-style homes on Greenford Close have long been sought after, and it's easy to see why. Offering noticeably more space than the typical three-bedroom semi-detached house, this home enjoys a generous footprint with three well-proportioned bedrooms and a family bathroom arranged across the first floor. Ideal for modern family life, the additional floor space gives the property a wonderfully comfortable feel, with plenty of room to accommodate growing families, guests or those needing dedicated home-working space. Greenford Close itself is another major attraction. Tucked quietly away from the surrounding roads, the development enjoys a peaceful residential atmosphere with very little passing traffic, creating a safe and relaxing setting that is particularly well suited to family living. A home that combines more space, a quieter location and genuine family practicality, these properties rarely stay available for long. Inside, the property has been immaculately maintained by the current owners, creating a home that is ready to move straight into while also offering buyers the exciting opportunity to add their own personality and put their own stamp on the space over time. The accommodation begins with a welcoming entrance hallway, complete with a convenient ground floor WC, leading through to a bright and practical open-plan arrangement. A comfortable front lounge flows naturally into the dining area, creating an inviting space for both everyday family life and entertaining, while the fitted kitchen sits neatly alongside. To the first floor are three genuinely good-sized bedrooms, complemented by a family shower room, providing a practical layout that works particularly well for families. With its generous proportions, peaceful position and immaculate presentation, this is a home that offers the ideal combination of move-in-ready appeal with plenty of scope for personalisation. Better still, the property is offered with no onward chain, allowing for a straightforward and potentially quicker move.







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TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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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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