

FOR SALE

30, Moss Bank Road, Moss Bank, WA11 7DE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



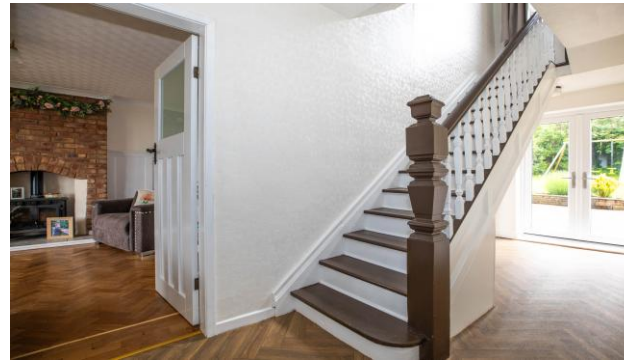
30, Moss Bank Road, Moss Bank, WA11 7DE

Exceptional period four bed detached family home located in Moss Bank.



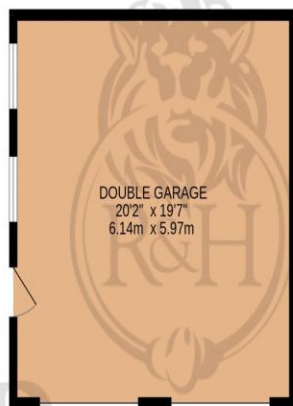
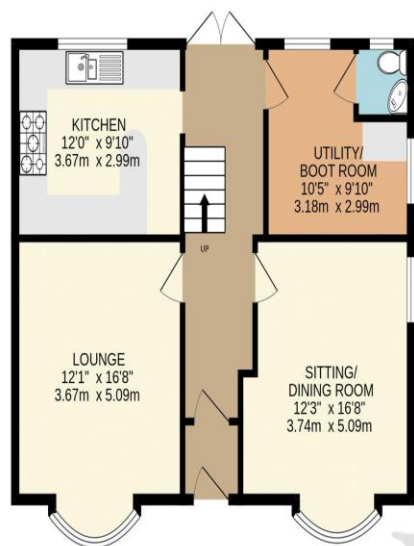
- Superb period detached family home
- Outstanding and versatile reception rooms
- Modern fitted kitchen and utility room
- Four great sized double bedrooms
- Modern four piece family bathroom
- Large gardens / driveway / double garage
- SOLD WITH NO ONWARD CHAIN
- 1722 SQ. FT.

This is an excellent opportunity to acquire a stunning period double-fronted detached home in the ever-popular area of Moss Bank. Moss Bank Road is offered for sale with no onward chain. Finished to a high standard throughout, this exceptional family home offers spacious and versatile accommodation, a wealth of period features, a large private and secure rear garden, and a detached double garage. The property is ideally located for a range of local amenities, highly regarded schools, excellent public transport links, and is just a short drive from the East Lancashire Road, providing convenient access to Manchester and Liverpool. The accommodation briefly comprises a central entrance hallway, a large formal lounge with a feature bay window, a second spacious reception room with a further bay window, a modern fitted kitchen/breakfast room with a range of wall, base and drawer units plus integrated appliances, and a large utility room with a cloakroom WC. To the first floor are four generously sized double bedrooms and a modern family bathroom with a WC, wash basin, bath and separate shower. Externally, the property is elevated from the road and benefits from a mature, well-maintained front garden with lawn and planted borders, along with a driveway running down the side of the house. To the rear is a deceptively large private enclosed garden with a substantial patio and block-paved area, a well-kept lawn, and access to a larger-than-average detached double garage. There is also scope to extend the property to the rear, subject to the necessary planning permissions. Early internal viewing is highly recommended to fully appreciate the size, condition and location of this impressive home.

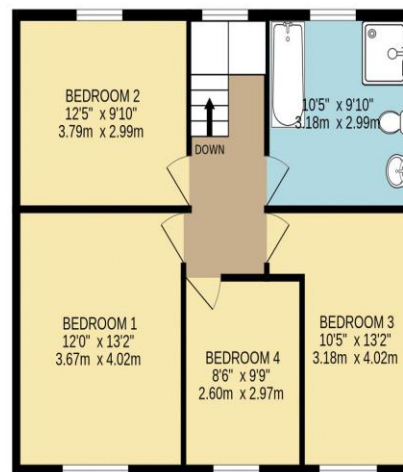




GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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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www.reganandhallworth.com