

FOR SALE

4, Castleton Way, Winstanley , WN3 6LP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Castleton Way, Winstanley , WN3 6LP

Exceptional garden fronted semi-detached family home located in Winstanley.



- Impressive semi-detached family home
- Modern fitted kitchen / appliances
- Bathroom with shower over bath
- Close to schools and amenities
- Superb sized reception rooms
- Three great sized bedrooms
- Large gardens / driveway / garage
- 1001 SQ. FT.

This is an exciting opportunity to purchase a truly stunning, extended three bed semi-detached home located along a popular street in Winstanley. Castleton Way has been finished to an exceptional standard throughout offering spacious accommodation set over two floors along with great sized gardens, driveway and garage. The property is situated close to a range of local amenities, some outstanding schools for all ages, great public transport links and is just a short drive to the motorway network. In brief the accommodation comprises of entrance hallway, excellent sized lounge / sitting room located to the front of the property, modern fitted kitchen / dining room which offers a range of wall, base and drawer units along with space for table and then doors leading into a stunning orangery with doors out onto the gardens. Up on the first floor there are two good sized double bedrooms, one single bedroom and then a modern fitted family bathroom comprising of wc, sink unit and then bath with shower over. Externally there is a walled garden with a lawn and mature shrubs with a long driveway to the side. To the rear there is a private and secure garden with lawn and patio with a detached single garage. Internal inspection is highly recommended to truly appreciate the property's deceptive size, its exceptional finish and superb location.







TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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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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