

FOR SALE

12, Askwith Road, Hindley, WN2 4RR

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

 ESTD
1996



12, Askwith Road, Hindley, WN2 4RR

A beautifully upgraded home combining generous space, modern style and energy-efficient



- Spacious 4-bed detached family home
- Master bed with fitted robes & ensuite
- Integral garage with electric door & utility
- Recently upgraded boiler, windows & doors
- Stylish kitchen & two upgraded bathrooms
- 4.8kW solar panels installed 2022
- Double driveway with EV charger
- 1221 SQ.FT.

Positioned on one of Hindley's most sought-after residential developments, this beautifully modernised family home offers generous living space, stylish interiors and a layout designed perfectly for modern living. One of only a handful of homes on the development to feature both the lounge and a separate dining room overlooking the garden, the property enjoys a wonderful sense of light and connection to the outdoors, with French doors opening directly onto the rear garden. Larger than average and finished to an impressive standard throughout, the home has been thoughtfully upgraded by the current owners.

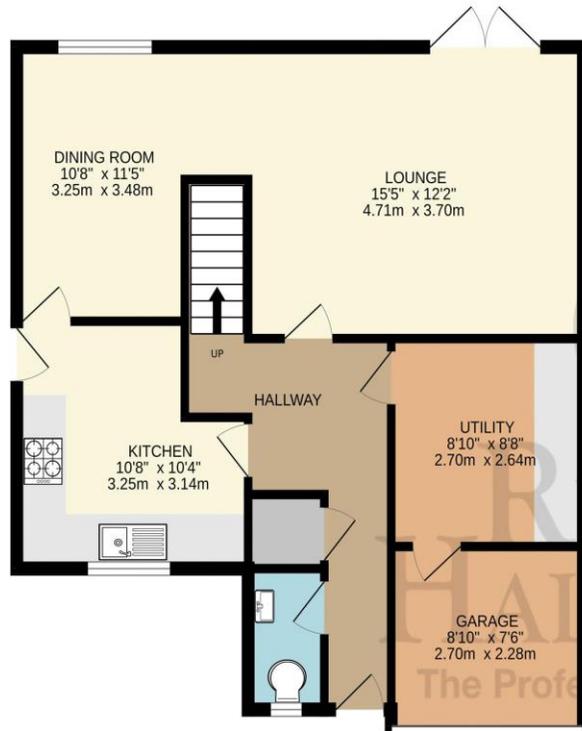
Improvements include a sleek contemporary kitchen, two stylish bathrooms, fresh modern décor, quality flooring and high-spec internal doors, all combining to create a refined and welcoming living environment. Extending to approximately 1,221 sq. ft, the well-planned accommodation begins with a welcoming entrance hallway with cloakroom and WC, leading through to a spacious lounge, separate dining room and a modern fitted kitchen with breakfast area. To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en-suite, together with a contemporary family bathroom. The integral garage is accessed internally from the hallway and has been partially adapted to provide a practical utility area and additional storage.

The space still retains the garage with an electric garage door, meaning it can easily revert to a full garage if desired. A double-width driveway provides ample off-road parking and also benefits from an EV charging point. The home has also benefitted from several important upgrades in recent years, including a new boiler installed in 2018, replacement windows, doors and patio doors in 2021, and new fascias fitted in 2022. In September 2022, solar panels were installed on the south-facing roof at a cost of approximately £6,000, comprising 12 x 0.4kW panels providing around 4.8kW, helping to improve energy efficiency and reduce running costs. Outside, the property enjoys attractive landscaped gardens to both the front and rear. The rear garden is particularly private, spacious and not overlooked, providing an excellent space for outdoor dining, entertaining or simply relaxing. Combining generous space, modern upgrades and a prime location, this is a superb family home offering outstanding value and early viewing is highly recommended.

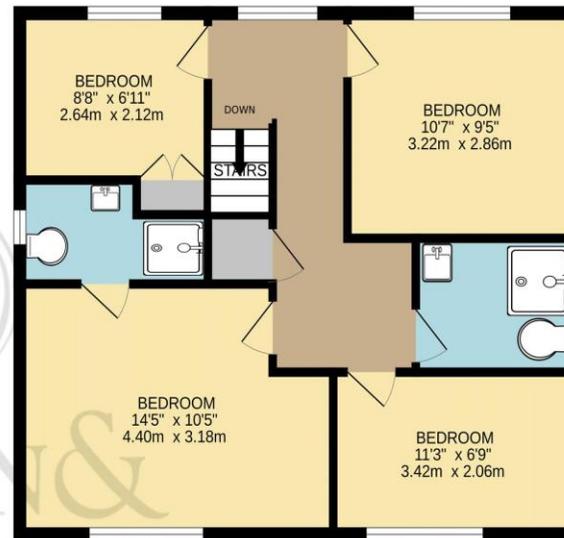




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

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

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



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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.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com