

**FOR SALE**

32, Langholm Close, Winstanley, WN3 6TT

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

ESTD  
1996



## 32, Langholm Close, Winstanley, WN3 6TT

*Generous gardens, woodland aspects and exciting potential in a prime Winstanley setting.*



- Spacious 3 bed detached house
- Large gardens that are not overlooked
- Freehold & no chain delay
- Gas central heating
- Outstanding plot offering fantastic potential
- Extensive driveway and attached garage
- Full double glazing
- 1033 SQ.FT.

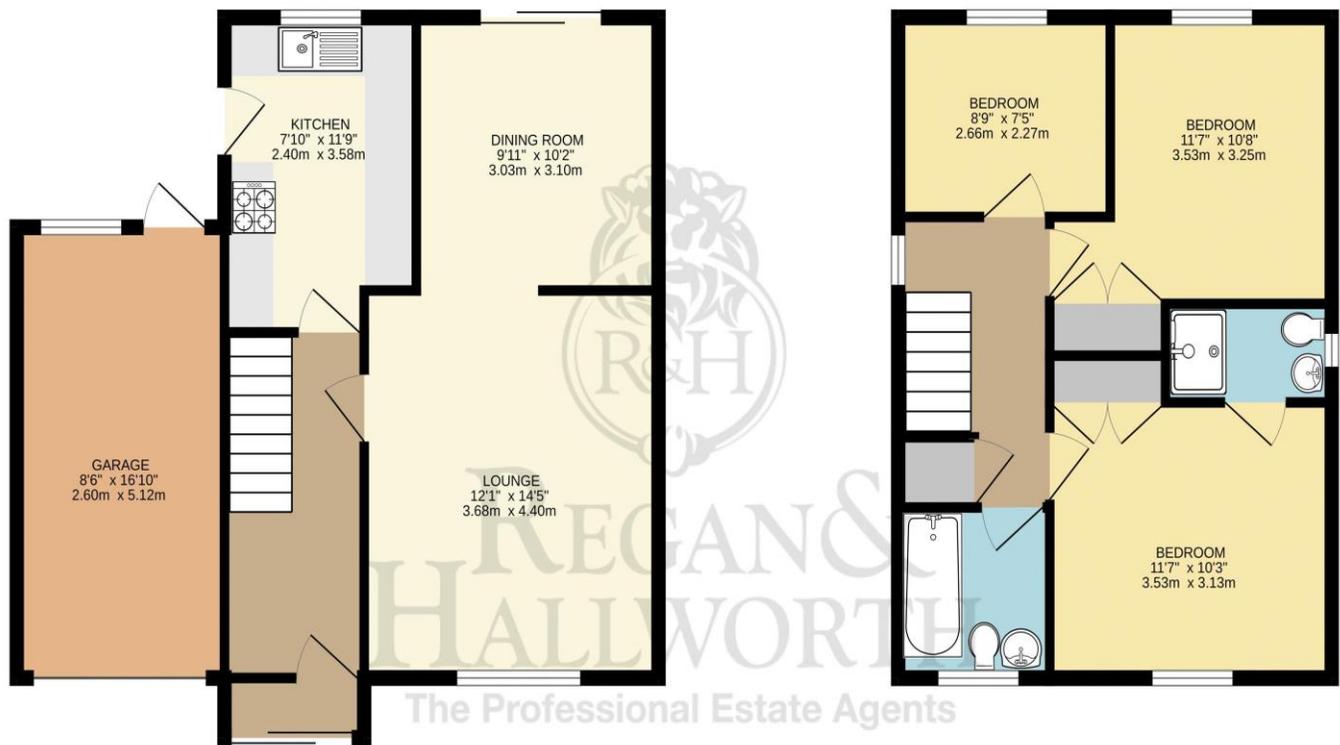
Occupying an outstanding plot with extensive gardens to both the front and rear, and enjoying a wonderful backdrop of woodland bordering Smithy Brook Park and Borsdane Woods, 32 Langholm sits within what is widely regarded as one of Winstanley's most desirable cul-de-sacs. This spacious three-bedroom detached home presents a fantastic opportunity for buyers seeking a property with exceptional potential in a truly enviable setting.

Homes along this quiet and highly sought-after street are particularly prized for their generous plots and spacious gardens, and this property is no exception. Set within an enviable position, the house enjoys excellent outdoor space and a wonderful sense of privacy, providing the perfect setting for family living. While well maintained, the property offers an exciting blank canvas for buyers looking to modernise, personalise and add value.

The size of the plot and the property's favourable positioning create clear scope for further development, with obvious potential to extend or reconfigure (subject to the necessary permissions), allowing a new owner to create a substantial and truly special forever family home tailored to their own style and needs. Rarely do opportunities arise to secure a home with such potential in one of Winstanley's most established and desirable residential settings, making early viewing highly recommended.







TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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