

FOR SALE

21, Greenoak Close, Abram, WN2 5XN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



21, Greenoak Close, Abram, WN2 5XN

Spacious four bed family home nestled alongside a park within a quiet cul-de-sac setting



- Spacious end town house
- Integral garage
- Peaceful cul-de-sac next to park
- Well-presented & no chain
- Four good sized bedrooms
- 2 bathrooms & WC
- Parking for 3 cars
- 1177 SQ.FT.

Tucked away in a quiet cul-de-sac next to a park, this well-presented three-storey, four-bedroom home offers an excellent opportunity for first-time buyers or growing families. Early viewing is highly recommended to fully appreciate everything this appealing property has to offer.

Greenoak Close is conveniently located within easy reach of the A580 East Lancashire Road and the M6 motorway network, providing excellent commuter connections.

The ground floor comprises an entrance hallway, WC, a dining kitchen, and access to the integral single garage. On the first floor there is a spacious lounge, a double bedroom and a modern family bathroom. The second floor features two further double bedrooms, one benefitting from an en-suite, along with a fourth single bedroom.

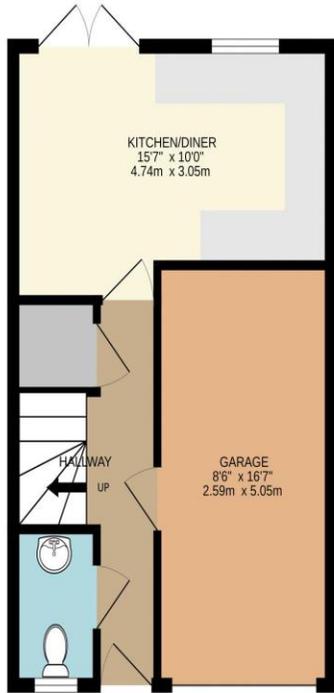
Externally, the property enjoys gardens to both the front and rear, as well as off-road parking for at least three vehicles, including a generously sized garage capable of comfortably accommodating a car. With local amenities and transport links close by, this property represents an ideal family home.

Offered for sale with vacant possession, early viewing is strongly advised to appreciate the spacious and versatile accommodation together with its pleasant setting.

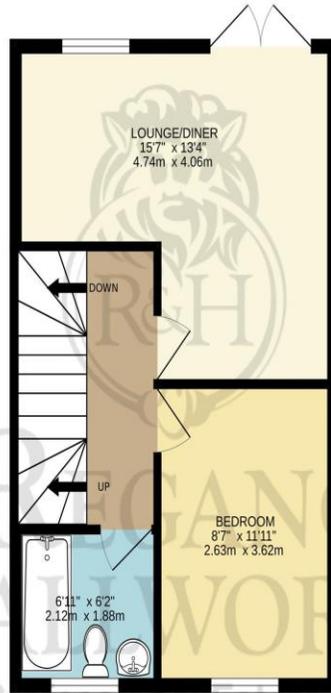




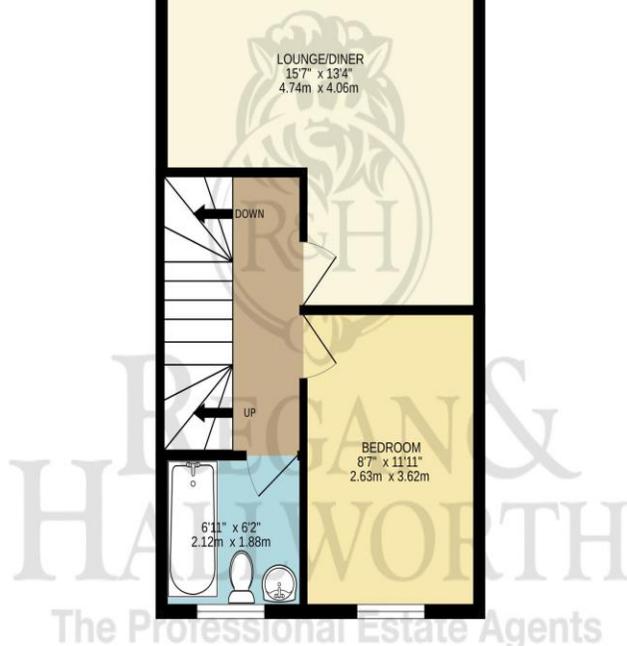
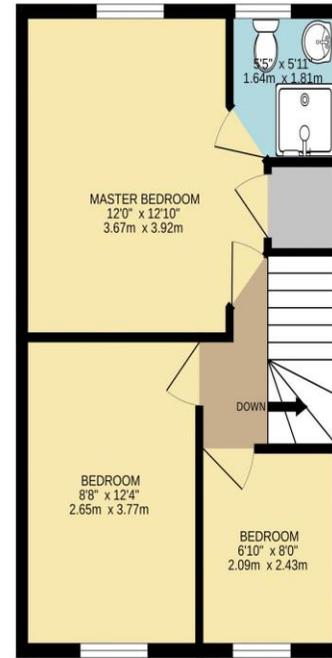
GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.
Made with Metropix ©2026



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



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.

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

www.reganandhallworth.com