

**FOR SALE**

316, Wigan Lane, Wigan, WN1 2RW

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

ESTD  
1996



## 316, Wigan Lane, Wigan, WN1 2RW

*Elegant detached 1930s home available chain free and occupying a substantial overall plot.*

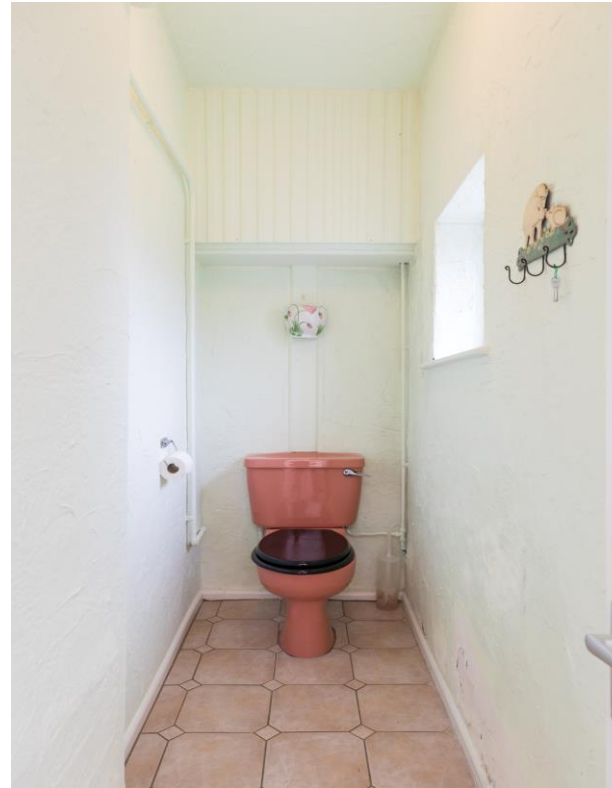


- Substantial detached 1930s home
- Prestigious main road position
- Elegant original features
- Available chain free
- 5 bedrooms / 3 reception rooms
- Generous 1 / 5 acre plot
- Impressive amount of floorspace
- 2932 SQFT

Enviably positioned along the prestigious & established Wigan Lane, one of the area's most coveted settings & enjoying lots of eye-catching kerb appeal - this beautiful detached family home is set across two floors and provides almost 3000 square feet of fantastic living space that requires internal viewing to be fully appreciated. Internally, this elegant 1930s home boasts numerous original features & lots of period charm, such as the stunning open hallway & central staircase, the lovely high coved ceilings & architraves plus spacious rooms. The ideal purchase then for any growing family in need of more space, these types of homes rarely come on the market & we expect lots of interest. In brief, the property provides a generous ground floor which comprises; the large welcoming hallway, three separate reception rooms. There is a fitted kitchen & rear Upvc conservatory, plus a large utility, wc / cloaks & internal access into the generous garage. Upstairs, the home offers 5 bedrooms plus there is a spacious principal bathroom suite. Furthermore, there is a particularly large and open loft space which boasts impressive head height and therefore offers genuine potential to be fully converted, should clients wish.

Externally, the home occupies a wonderful overall plot which measures approx 1 / 5 acre. The landscaped gardens are mature, notably private & are one of the home's real stand out features. The ideal space to sit out and entertain, the rear also enjoys pleasant views and because of the south-westerly aspect, there is lots of late summer sun. To the front is a large block paved driveway which offers ample off road parking for numerous cars plus access to the integral garage. Locally the home rests just a stone's throw away to Wigan Town Centre, various motorway links plus the area's rated Outstanding Primary School, Woodfield. Early viewings are essential on this beautiful family home. No chain delay. FREEHOLD. Council Tax Band G.





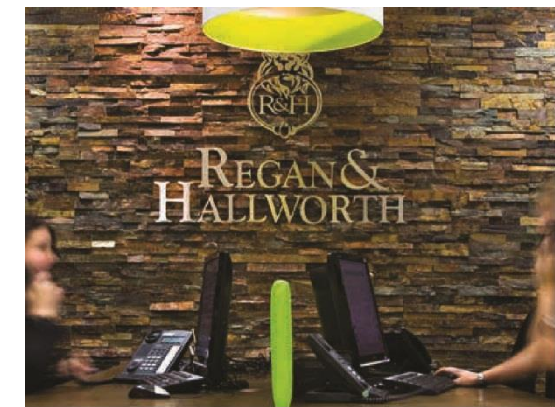


TOTAL FLOOR AREA : 2932 sq.ft. (272.4 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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