

FOR SALE

6, Spencer Road, Wigan, WN1 2PW

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 6, Spencer Road, Wigan, WN1 2PW

Exceptional Edwardian home which provides almost 3,400 SQFT of beautiful period detail.



- Stunning Edwardian detached
- Brimming with period detail
- Spread across three floors
- Large brick built garage & shed
- 6 bedrooms plus study
- 3 character-filled receptions rooms
- Extensive gardens (1/4 acre)
- 3395 SQ.FT. / Freehold

This remarkable, detached Edwardian family home is undoubtedly one of the finest period homes in the Wigan area. It is filled with lovely, historical features and offers an amazing amount of gorgeous and characterful accommodation. It enjoys a prominent and desirable location on the corner of Spencer Road and Wigan Lane, a highly coveted area in Whitley where homes like this are seldom available. The property is conveniently located within walking distance of Wood Field Primary School and the beautiful Plantations and Haigh Hall. With nearly 3400 square feet (including the double garage) of living space it is ideal for any large families who appreciate the elegance of a period home and are looking to put their own stamp on something that features high coved ceilings, large bay windows, spacious rooms and original pitch pine flooring and fireplaces. The ground floor alone offers an impressive 1231 square feet and consists of two spacious sitting rooms, a WC / cloaks, a stunning open plan kitchen diner, and a roomy utility room. On the first floor, there are four double bedrooms, a single bedroom and a bathroom with a separate WC. The second floor has another double bedroom and a single bedroom/study. Outside, the home occupies a large corner plot extending to 0.24 acres with a mature and walled garden to the side and rear, which is private and well kept. There is also a double garage for off road parking and an extra brick built shed for storage. Don't miss this opportunity to view this amazing period home.

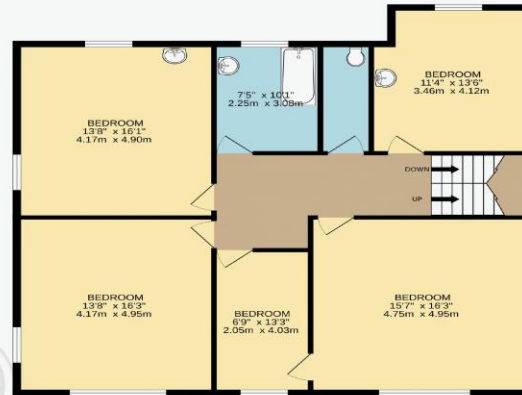




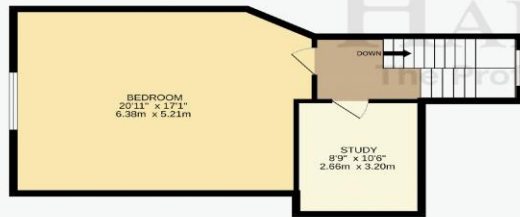
**GROUND FLOOR**  
1231 sq.ft. (114.4 sq.m.) approx.



**1ST FLOOR**  
1197 sq.ft. (111.2 sq.m.) approx.



**2ND FLOOR**  
518 sq.ft. (48.1 sq.m.) approx.



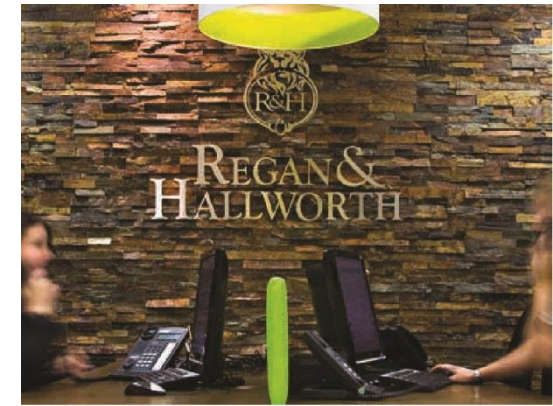
**OUTBUILDINGS**  
449 sq.ft. (41.7 sq.m.) approx.



**6 SPENCER ROAD, WHITLEY, WN1 2PW**

**TOTAL FLOOR AREA : 3395 sq.ft. (315.4 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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