

31, Thompson Street, Whelley , WN1 3PH

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

ESTD  
1996



## 31, Thompson Street, Whelley , WN1 3PH

*Spacious end terrace home brimming with potential & available with no chain delay.*

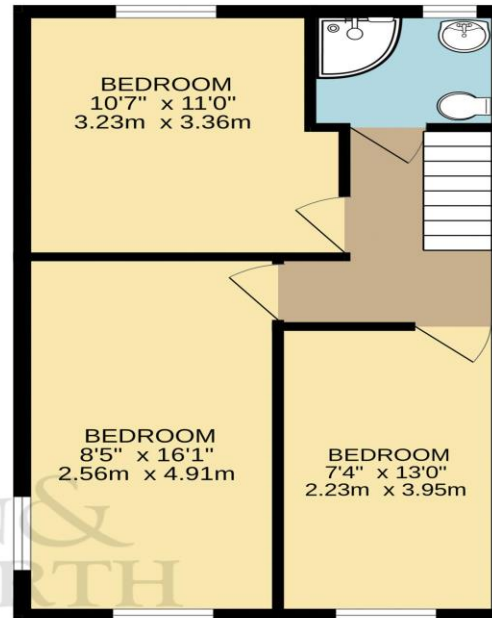
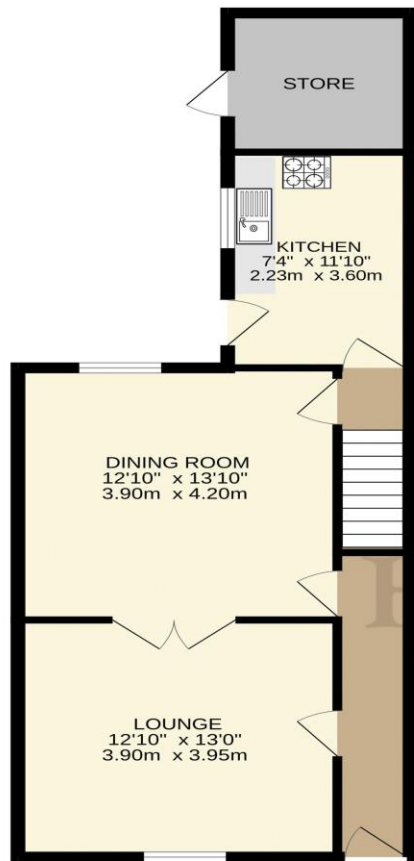


- Substantial end terrace home
- Generous amount of floorspace
- Spacious rear garden
- Available chain free
- 3 bedrooms / 2 reception rooms
- Brimming with potential
- Potential for off road parking
- 988 SQFT

Totalling a generous 988 square feet of living space and enviably located along a popular residential street in the heart of Whelley that conveniently rests a short walk into Wigan Town Centre, plus the area's various shops & amenities - this spacious end terrace home would be suitable for a wide range of buyers; from investors seeking something that has lots of potential, to any first time buyers looking for a property that they can put their own stamp on. The home internally is set across two floors that in brief comprise; a hallway, two generously sized reception rooms, with a fitted kitchen to the rear. Upstairs there are three good sized bedrooms plus a principal shower room. Externally the plot here is another key feature of the home, with the rear garden being much larger & wider than is commonly found with terrace properties. The rear is lawned & private, plus there is a brick store at the rear of the property (which has the potential to be knocked through & create a larger kitchen diner should clients wish). There is space to the side too, offering the possibility of potentially creating off road parking. Locally, the home rests just a short walk to the area's various shops, amenities & transport links, plus is less than a mile's walk to both train stations. Viewings are essential on this large terrace home that is brimming with potential. No chain delay.





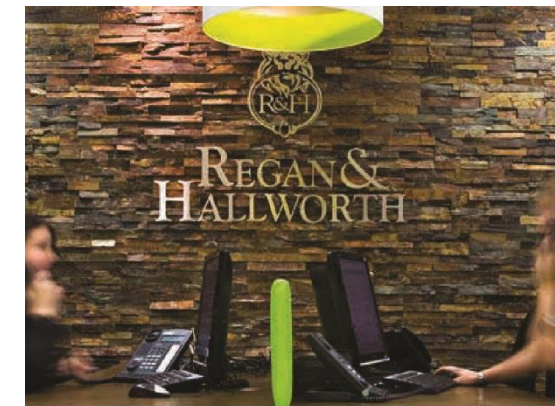


TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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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