

FOR SALE

14 Gidlow Houses, Gidlow Lane, Wigan, WN6 8RU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Unique Victorian terrace located in a stunning, semi-rural setting with wonderful open views.

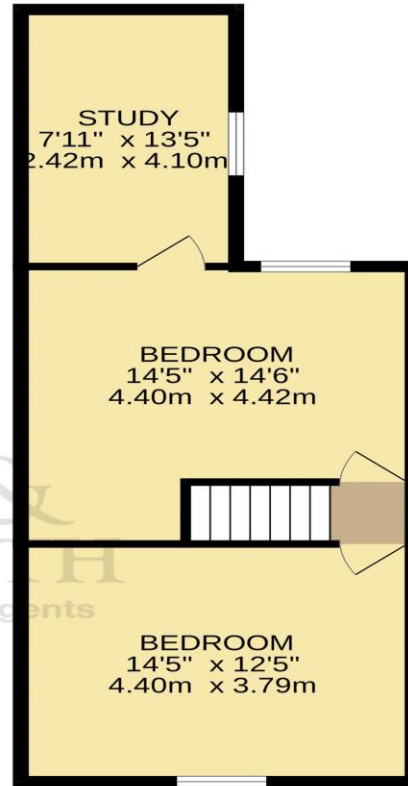
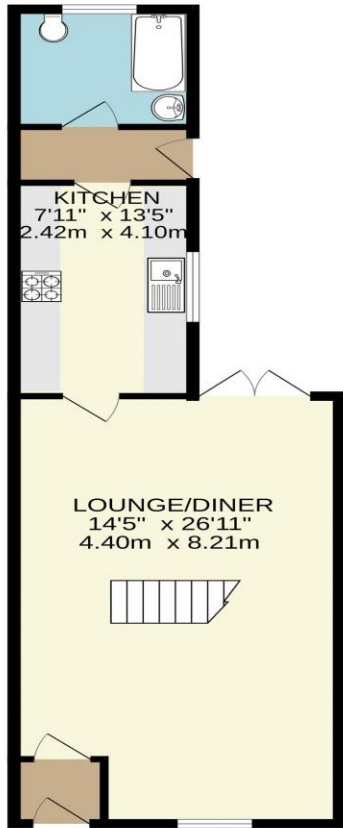


- Spacious Victorian terrace
- Stunning semi-rural setting
- Additional parcel of leased land
- Available chain free
- 2 bedrooms + study / nursery
- Wonderful open views
- Superb potential
- 1077 SQFT

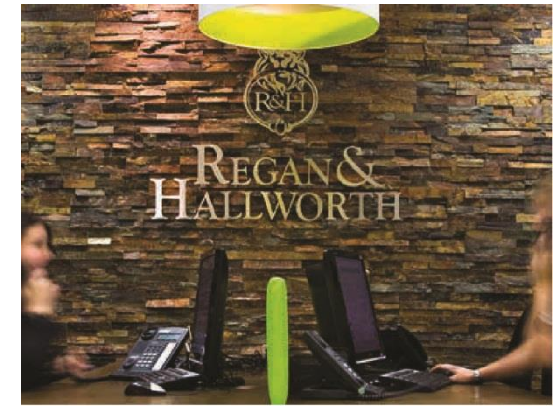
Enviably tucked away in a little-known & idyllic semi-rural setting at the end of Gidlow Lane & enjoying stunning views across open fields to the front & the rear - this competitively priced terrace cottage offers buyers the rare opportunity to purchase something that perfectly balances the calming rural feel of living in the country, whilst still being just a short drive to Wigan Town Centre, various amenities / shops and numerous pretty walks & trails. Offered to the market with the added benefit of no chain delay, the property is arranged over two floors & provides a sizeable 1077 square feet of living space which is brimming with potential & comprises in brief of; a large 26ft open lounge / diner with a galley kitchen to the rear & ground floor bathroom. Upstairs there are two generous double bedrooms, with a third room off one of the bedrooms which could either be used as a home office / nursery or en-suite bathroom. Externally the home has gardens to both the front and the rear. The front plot is leased & also provides off road parking, plus there is a courtyard style rear garden too. The rear takes in stunning open views across uninterrupted countryside & also benefits from a south-westerly facing aspect and therefore lots of late summer sun. This idyllic aspect here is a key feature of these highly desirable properties. Early viewings are highly encouraged. No chain delay.







TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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 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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