

FOR SALE

301, Wigan Lane, Whitley, WN1 2QY

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



301, Wigan Lane, Whitley, WN1 2QY

Wonderful 1920s semi-detached home with full loft conversion & 1673 SQFT.



- Immaculate 1920 semi-detached home
- Superior loft conversion with en-suite
- Coveted main road position
- Pretty garden & detached garage
- 3 double bedrooms
- Fully renovated throughout
- Catchment for acclaimed schools
- 1673 SQFT

Enjoying a coveted main road setting along the prestigious Wigan Lane and presented to the highest of standards throughout - this exceptional semi-detached home has been subject to an exacting scheme of renovation that helps to set it apart from the competition & early inspection is essential. Bought approximately 4 years ago, the living space has been expertly, yet sympathetically renovated from top to bottom, with every room beautifully enhanced and home cleverly extended upstairs with the addition of a professional loft conversion with smart en-suite. The property has been fully re-wired, with a new heating system installed, including pipes, radiators & boiler. The property was replastered throughout & all the floorings & internal doors replaced too. The result is a home of genuine quality that in brief comprises; a stunning & spacious entrance hallway with pretty vestibule door & original leaded windows, a beautiful front lounge with feature bay window and recently installed bioethanol stove. There is a second lounge / sitting room with pleasant views of the garden, plus there is a stunning, newly fitted kitchen with access outside. Upstairs, there are two generous double bedrooms & a family bathroom to the first floor with a possible study area (former 3rd bed) giving access via an oak & glass staircase to the stunning master suite which boasts beautiful exposed purlins & a sleek en-suite shower room plus walk-in wardrobe. Externally the home enviably rests on an elevated plot, with a lovely private rear garden which is well stocked. There is a spacious driveway offering ample off road parking that leads through to an extended detached brick garage. Locally, the home sits a short walk to the picturesque Haigh Hall Plantations, plus is within the catchment for the area's outstanding primary school, Woodfield. Early inspections are essential on this truly impressive family home.



GROUND FLOOR
622 sq.ft. (57.4 sq.m.) approx.



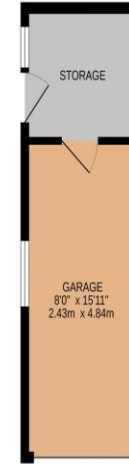
1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



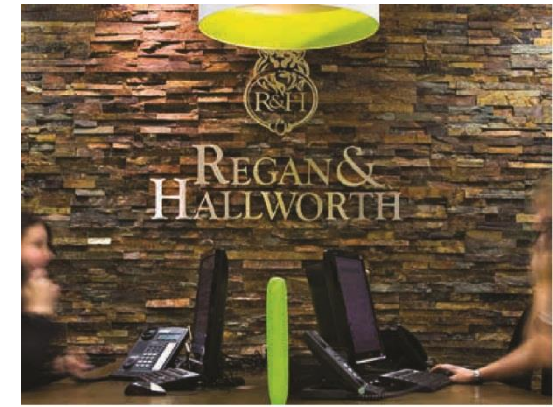
GARAGE
180 sq.ft. (16.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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