

FOR SALE

288, Wigan Lane, Whitley , WN1 2RN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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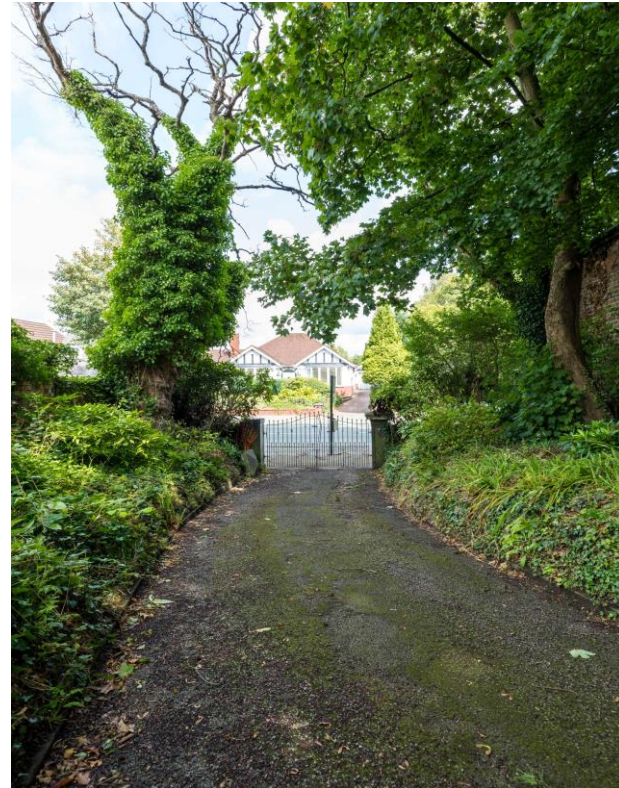
Substantial period home offering 3308 SQFT with off road parking & no chain delay.



- Substantial period home
- Astonishing amount of floorspace
- Driveway to the side
- Available chain free
- 4 bedrooms / 3 reception rooms
- Substantial 1 / 3 acre plot
- Brimming with potential
- 3308 SQFT

Boasting a beautiful, private & mature plot that extends to approximately 1 / 3 acre - this unique, semi-detached family home offers buyers a rare opportunity to purchase something that is brimming with potential to be upgraded and renovated to a clients's own specification. Enviably positioned along the prestigious Wigan Lane in higher Whitley the home enjoys a wonderful setting, boasting a large sweeping driveway to the side & lots of off road parking. Internally the home is brimming with wonderful period detail & is set across three floors including extensive cellars / lower ground floor areas that in total offers an astonishing 3308 square feet of living space. In brief this unique period home comprises; a main hallway, two generous reception rooms, a fitted kitchen, plus a useful utility room. Beyond the kitchen is a ground floor bedroom with a principal bathroom, making it ideal for anyone requiring an annexe-style set up / somewhere to run a business from. Upstairs, there are three good sized bedrooms plus a principal shower room & separate wc. The lower ground floor is extensive in size too & comprises a custom made pool room & sauna plus an additional bathroom. This in turn leads into a large workshop & then into a double garage. Externally the setting and plot here really are exceptional - the home boasts a wonderful overall plot, with the garden extending to around 1 / 3 acre. The plot is mature, private and there is a large driveway providing off road parking plus vehicle access to the rear of the property. Locally the home enviably rests close to Wigan Town Centre, plus is within the catchment for the Outstanding Woodfield Primary School & the stunning Haigh Hall Plantations. Early viewings are highly recommended to appreciate the potential this eye-catching period home has to offer. No chain delay.





LOWER GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

UPPER GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.

1ST FLOOR
731 sq.ft. (67.9 sq.m.) approx.



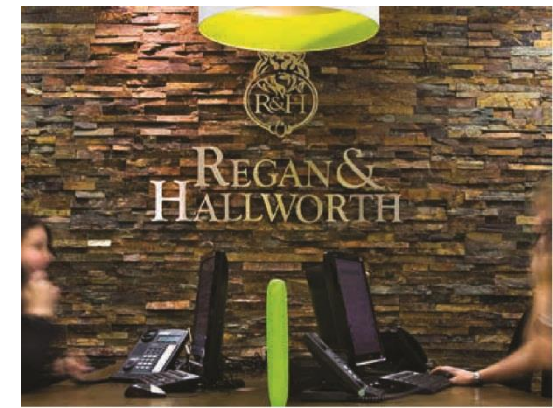
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TOTAL FLOOR AREA : 3308 sq.ft. (307.4 sq.m.) approx.

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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