

32, Kendal Street, Wigan, WN6 7DJ

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

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1996



32, Kendal Street, Wigan, WN6 7DJ

Charming two bed detached period home just a short stroll from town centre.



- Handsome detached house
- Built in 1910
- Walking distance to town centre
- Brick built outbuilding
- West facing rear yard
- Two reception rooms
- Two bedrooms (potential for 3)
- 1004 SQ.FT.

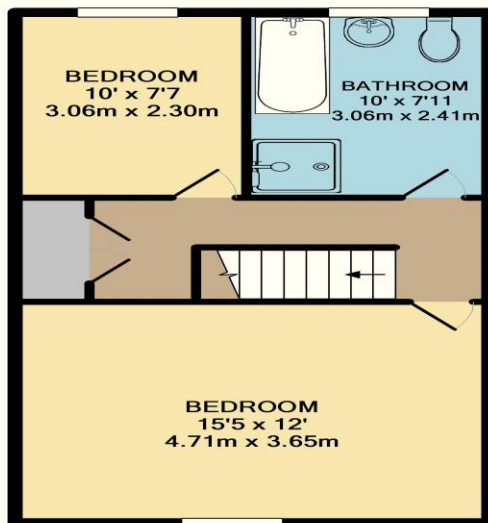
Regan & Hallworth are thrilled to present this charming detached period home, ideally situated just a short stroll from Mesnes Park and the exciting £135 million redevelopment of The Galleries & Market Hall. This redevelopment promises to bring a vibrant new retail, leisure, and residential hub right to the heart of Wigan town centre. Convenience is key with this property, as both the bus and train stations are less than a 10-minute walk away, making it perfect for commuters. This makes it an excellent choice for first-time buyers or investors seeking a well-priced property with strong potential for value appreciation. For the same price as a typical two-bedroom terrace, this detached home offers a striking exterior that truly stands out on the street. Inside, the property boasts just over 950 square feet of living space, featuring spacious rooms and high ceilings that create a light and airy atmosphere. The accommodation includes two generously sized reception rooms and offers the potential to easily convert the upstairs into three bedrooms. Available with no chain, this home also benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Don't miss the opportunity to own this distinctive and conveniently located property.







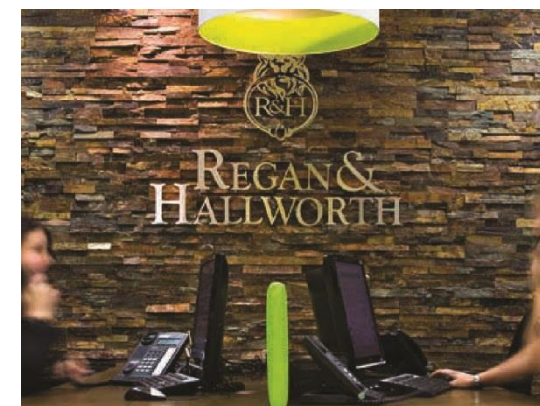
GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 427 SQ.FT.
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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