

FOR SALE

20, Delph Street, Wigan, WN6 7EG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 20, Delph Street, Wigan, WN6 7EG

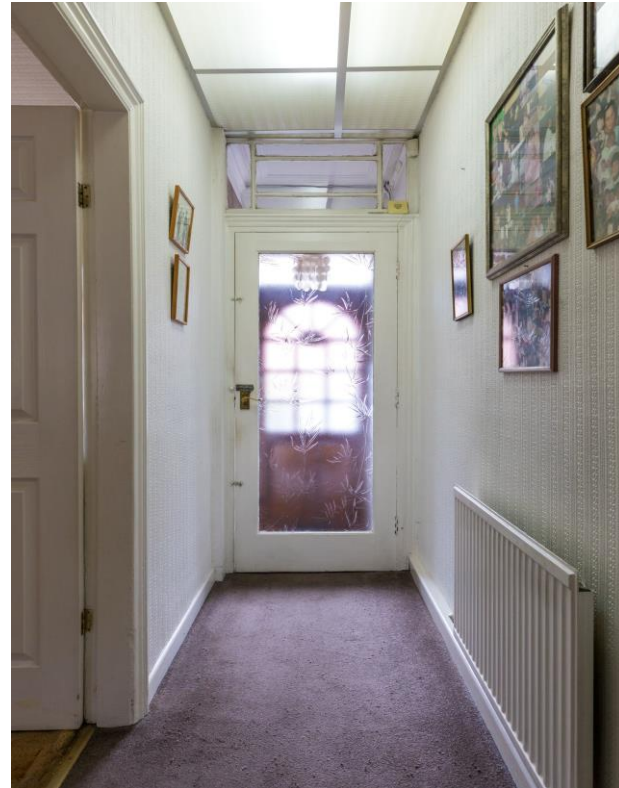
*Spacious bay-fronted terrace house on a quiet street close to Wigan town centre.*

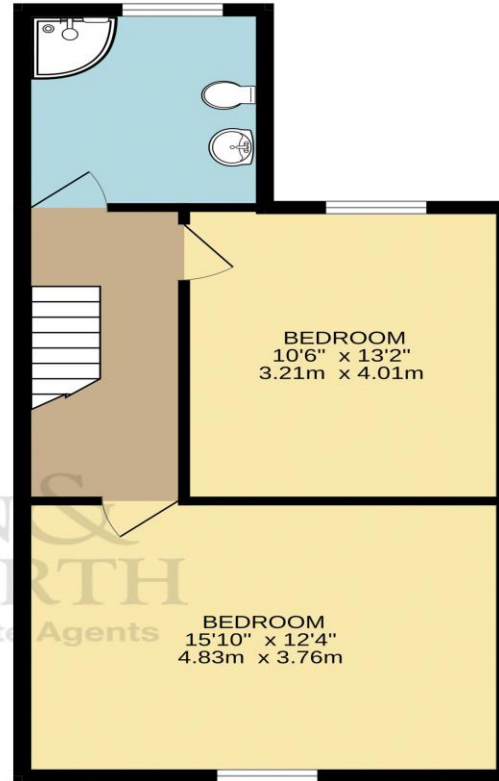
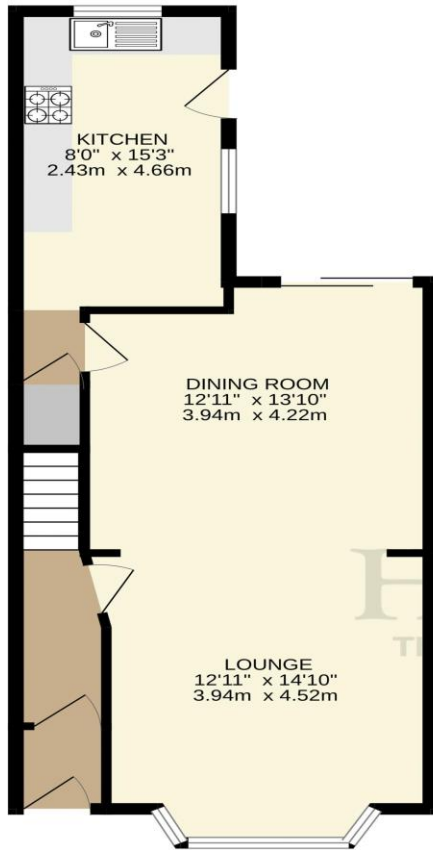


- Attractive bay-fronted terrace house
- Two double bedrooms
- Pleasant patio garden to rear
- No chain delay
- Quiet street close to town centre
- Two reception rooms
- Lots of potential
- 1015 SQ.FT.

Totalling a generous 1015 square feet of living space and enviably located along a highly prized street that conveniently rests a short walk into Wigan Town Centre, plus the area's various shops & amenities - this spacious bay fronted Victorian terrace 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 two good sized double bedrooms plus a principal bathroom suite. Externally there are low maintenance gardens to the front and rear, with the rear offering a pleasant space to sit out featuring a patio and artificial lawn. The rear also enjoys a sunny easterly facing aspect. 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.





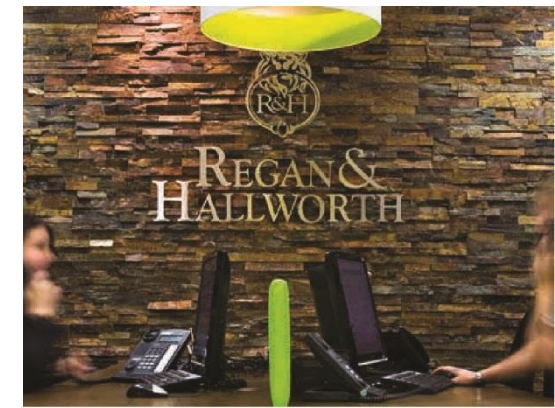


TOTAL FLOOR AREA : 1015 sq.ft. (94.3 sq.m.) approx.

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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