

FOR SALE

331, Wigan Lane, Whitley, WN1 2RD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



331, Wigan Lane, Whitley, WN1 2RD

Beautiful detached period home located along a prestigious road & available chain free.

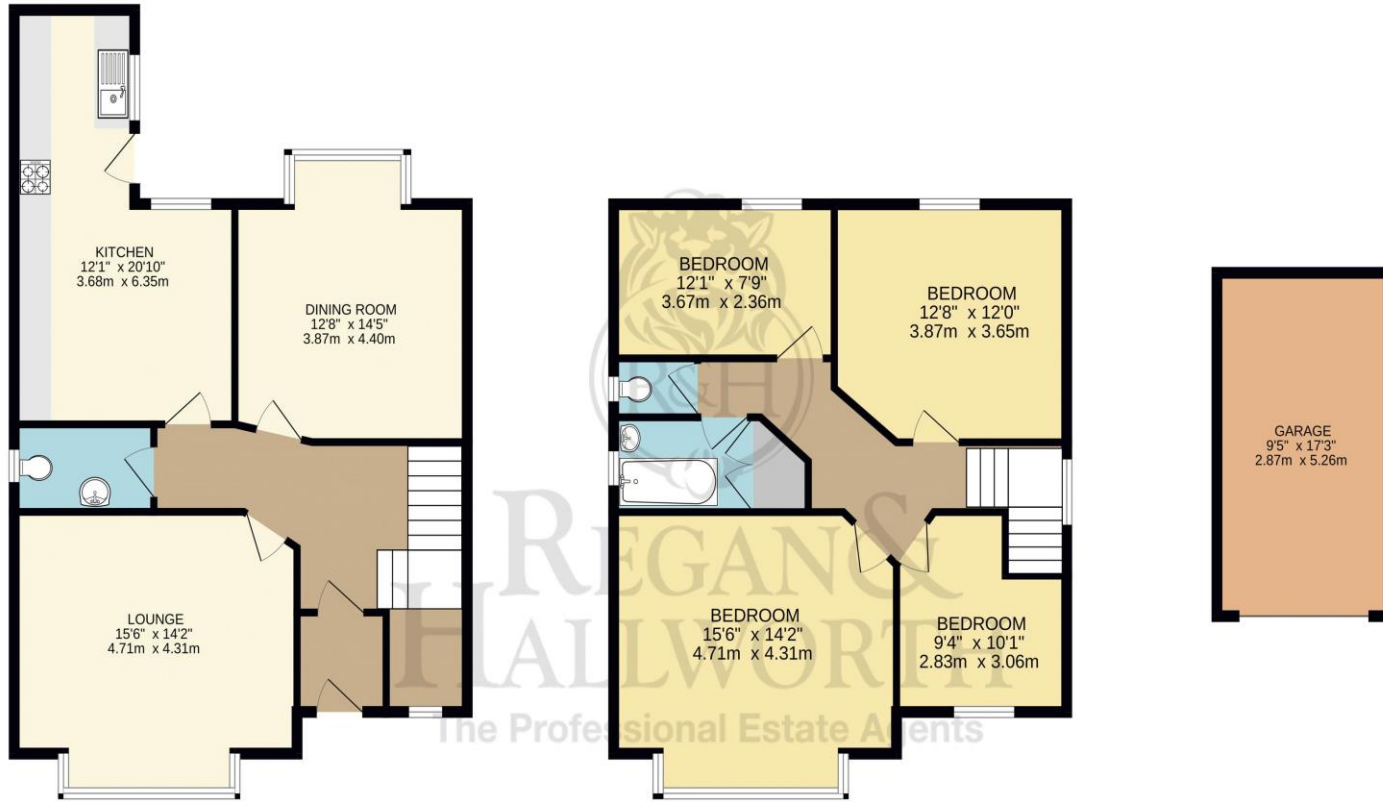


- Pretty detached period home
- Highly prized main road setting
- Lovely, private rear garden
- Available chain free
- 4 bedrooms / 2 reception rooms
- Brimming with period detail
- Driveway & detached garage
- 1610 SQFT

Enviably positioned along the prestigious & established Wigan Lane, one of the area's most coveted settings & offered to the market with the added benefit of no chain delay - this handsome, detached period home is set across two floors and provides some 1610 square feet of living space that requires internal viewing to be fully appreciated. Internally, the home boasts numerous original features & lots of period charm, such as the stunning main hallway, the lovely lincrusta walls and high coved ceilings plus pretty, stained glass windows. The ideal purchase then for any growing family in need of more space & wanting something they can put their own stamp on, these types of homes rarely come on the market & we expect lots of interest. In brief, the property provides a generous ground floor which comprises; the large welcoming hallway with wc / cloaks, a pretty front lounge with feature coved ceiling & bay window with ornate encased stained glass, a rear sitting room plus an L shaped fitted kitchen diner. Upstairs, the home offers four bedrooms plus a principal bathroom suite & separate wc. Externally, the property occupies a wonderful overall plot with lots of privacy and space to the rear. There is enough room to extend, should clients wish, with the home enjoying pleasant aspects. To the front is a large driveway which offers off road parking & gives access to a detached brick garage at the rear. The property is warmed by gas central heating & the boiler has been newly installed. Locally the home rests just a stone's throw away to Wigan Town Centre, various motorway links plus the area's rated Outstanding Primary School, Woodfield. Early viewings are essential on this beautiful period home. No chain delay.





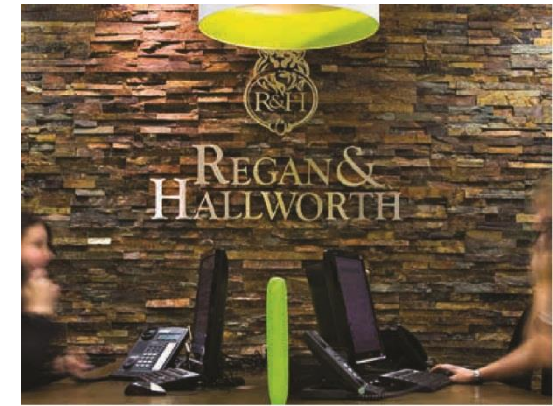


TOTAL FLOOR AREA : 1610 sq.ft. (149.6 sq.m.) approx.

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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