

FOR SALE

8, Abbey Court, Wigan, WN6 7TR



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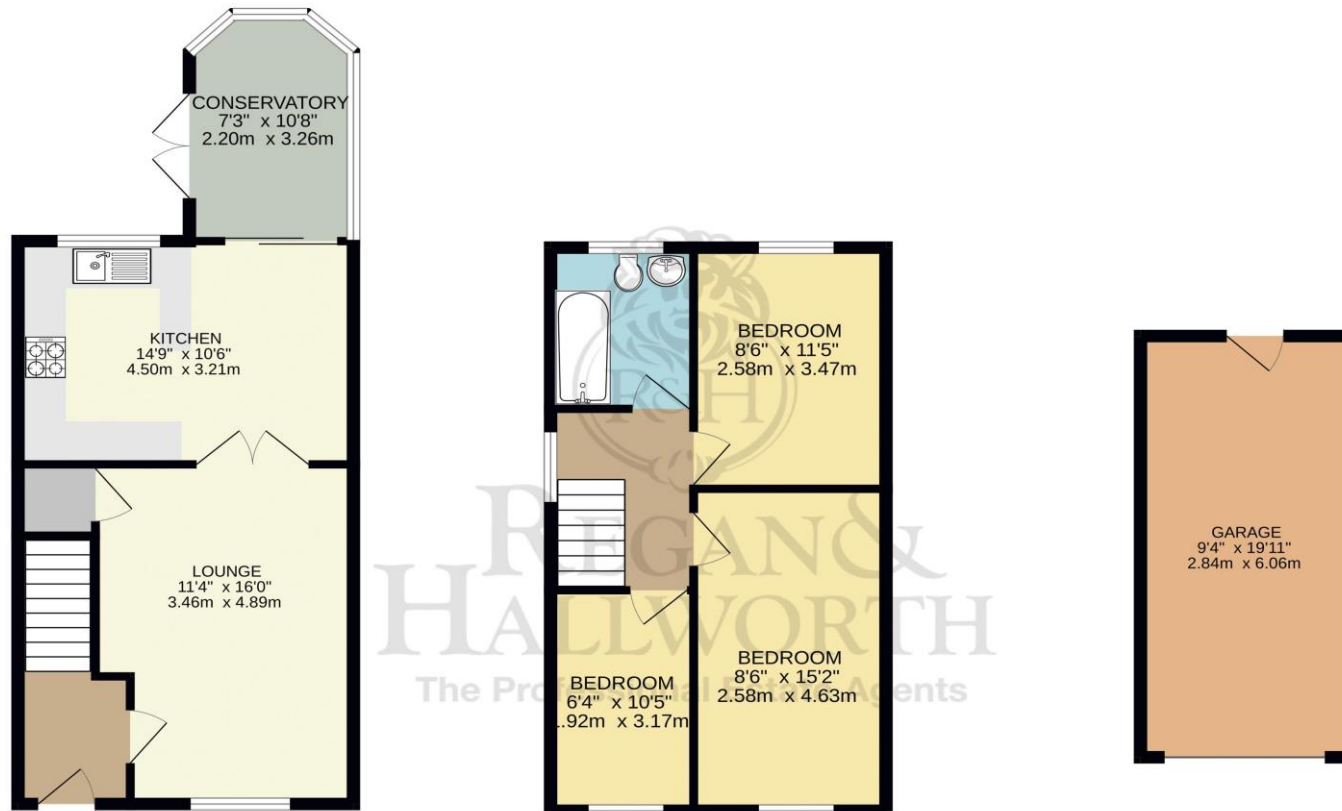
Beautiful family home with peaceful waterside aspect overlooking Leeds-Liverpool Canal.



Enviably located along the highly sought after Abbey Court - a fantastic & peaceful setting that is within easy reach of Wigan Town Centre & its various amenities / transport links. What really sets the property out from the competition however, is that it directly overlooks the Leeds-Liverpool Canal & therefore enjoys a wonderful, peaceful position that is hard to beat. Internally the property offers superb internal presentation & would be ideal for a range of clients, from any first time buyers getting onto the property ladder, to anyone looking to downsize into a notably quiet & peaceful spot. Set across two floors, the property in brief comprises; a main entrance hallway, lounge, modern fitted kitchen diner with breakfast bar & access into a modern rear conservatory, with three bedrooms upstairs plus a contemporary bathroom suite. Externally the property boasts gardens to the front and rear, with the rear benefiting from a notably large detached garage with power and lighting. Our client has also added quality composite gates to the rear too giving access to a generous driveway. The views to the front overlooking the towpath are simply stunning with the canal giving access to Wigan itself plus toward Shevington, Appley Bridge & Parbold the other way. Early inspection is essential to appreciate the lovely peaceful setting.







TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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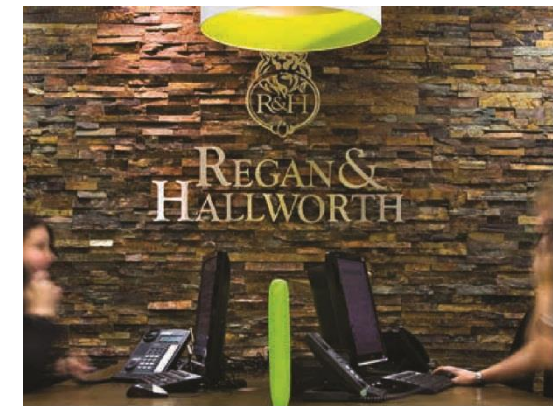
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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