

**FOR SALE**

13, Romney Way, Whitley, WN1 2QQ

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

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1996





## 13, Romney Way, Whitley, WN1 2QQ

*Superb detached family home offering almost 2000 SQFT & boasting a luxury finish throughout,*



- Stunning detached family home
- 3 bedrooms / 3 reception rooms
- Luxury Matthew Marsden kitchen
- Fully renovated throughout
- Smart rear extension
- Quiet, secluded cul-de-sac
- Generous corner plot
- 1931 SQFT

Enviably positioned in the heart of Whitley & presented to the highest of standards throughout, this exceptional detached family home not only totals a surprising 1931 square feet of high spec living space but also enjoys a fantastic corner plot & a notably quiet cul-de-sac location. Sitting on what is comfortably one of the best plots in the area, with stunningly landscaped gardens to the front side & rear plus conveniently set back from the road, the home would be perfect for a growing family in need of more space. Set across two floors, the home was bought around 6 / 7 years ago and completely renovated throughout with a quality of finish and fittings that simply must be viewed internally to be fully appreciated. All new windows throughout, fresh plasterwork, redecoration, all new floorings, a sleek rear extension plus the bespoke fitted kitchen are just some of the clever improvements our clients have added. The decor throughout is light and modern & the home in brief comprises; newly built porch & spacious inner hallway with feature oak staircase, & dining area, a main front lounge with new feature fireplace & stunning Crittal style doors that lead into the smart rear vaulted extension which boasts electric blinds & sliding patio doors that open out onto the garden. Another key feature of the home is the exceptional Matthew Marsden fitted kitchen. This luxury, bespoke kitchen boasts a range of integrated NEFF appliances & quartz worktop plus custom made corner seating area. The flooring in the kitchen is polished porcelain & all the cupboards are signature in-frame units. The utility room is similarly impressive and there is also a sleek shower room plus access into the garage. Upstairs, there are three generous bedrooms, plus the modern principal bathroom suite. Outside, the sizeable plot offers even more potential for further extensions / development, such as building over the garage, should clients wish. Located to the front, side & the rear, the gardens are well maintained on all sides with our clients adding superb Indian Stone patio areas. To the rear, the beautiful & mature garden is private, enclosed, whilst to the front is a superb driveway providing ample off road parking & leading through to the double garage which has an electric door. Early viewings are highly recommended on this stunning family home.









TOTAL FLOOR AREA : 1931 sq.ft. (179.4 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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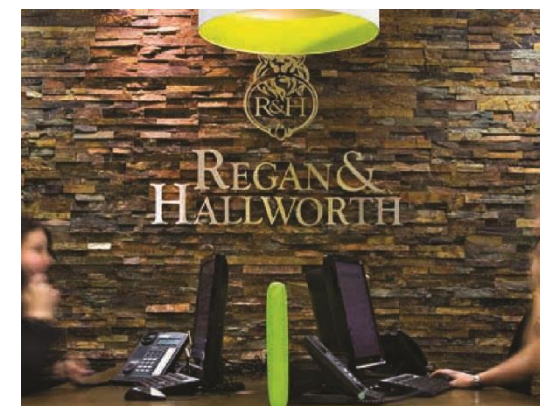
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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