

**FOR SALE**

3, Lyefield Avenue, Whelley, WN1 3UL

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

ESTD  
1996





### 3, Lyefield Avenue, Whelley, WN1 3UL

*This modern and characterful three-bedroom family home boasts an extensive range of bespoke improvements*



- High quality modern detached home
- Stunning Orangery to rear
- Bespoke fitted kitchen
- South facing landscaped garden
- Three superbly presented bedrooms
- Exceptional open plan living
- Garage & lots of storage
- 1114 SQ.FT. / Freehold

This modern and characterful three-bedroom family home boasts an extensive range of bespoke improvements and must be viewed to be fully appreciated. Starting with a tiled front canopy, new windows, and a sleek new door, plus an extended block-paved driveway providing ample off-road parking, this house is brimming with eye-catching kerb appeal. The interior has been fully upgraded and extensively remodelled, including an extension on the garage and a stunning orangery at the rear, providing exceptional contemporary living space that is sure to appeal to modern buyers' tastes. The original footprint of the house has been nearly doubled in size. The entire ground floor accommodation has been skillfully opened up and redesigned to create a sleek open-plan living and dining kitchen at its heart. The bespoke kitchen features a large peninsula island and breakfast bar, ideal for entertaining and large enough for four people to dine informally. The kitchen is equipped with quality integrated appliances and worktops, plus has access to the garage and a large store/utility space. The orangery at the rear provides another stylish family room with a roof lantern and French doors, flooding the room with natural light and providing direct access to a wrap-around decked terrace and a low-maintenance landscaped garden that enjoys a sunny south-facing aspect. Upstairs, there are three superbly presented bedrooms, including a master bedroom with wood-panelled walls and fitted wardrobes. The modern family bathroom features complementary tiled and wood-panelled walls, enhancing the home's contemporary appeal. Situated at the higher end of this popular estate in Whelley, on a quiet street close to Haigh Plantations, this property enjoys a highly sought-after location ideal for accessing excellent schools and local amenities in the area. Wigan town centre is only a five-minute drive away, making it perfectly placed for both convenience and tranquility.









TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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.  
 Made with Metropix ©2025



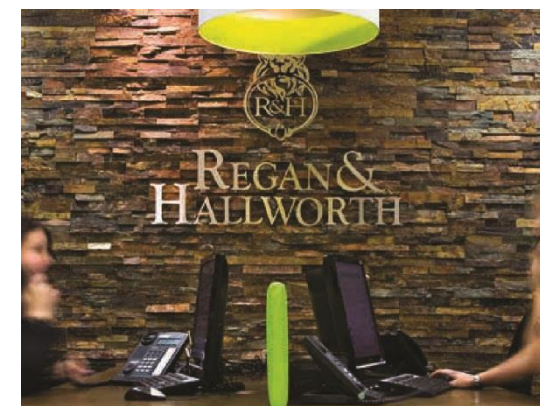
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
 Lancashire WN1 1NN  
 01942 205555  
[wigan@reganandhallworth.com](mailto:wigan@reganandhallworth.com)

#### STANDISH OFFICE

8 High Street, Standish  
 Wigan WN6 0HL  
 01257 473727  
[standish@reganandhallworth.com](mailto:standish@reganandhallworth.com)

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
 Lancashire WN8 7NU  
 01257 464644  
[parbold@reganandhallworth.com](mailto:parbold@reganandhallworth.com)

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)