

57, Brookhouse Street, Wigan, WN1 3EY

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

 ESTD  
1996





## 57, Brookhouse Street, Wigan, WN1 3EY

*Large terrace house in highly sought after town centre location.*



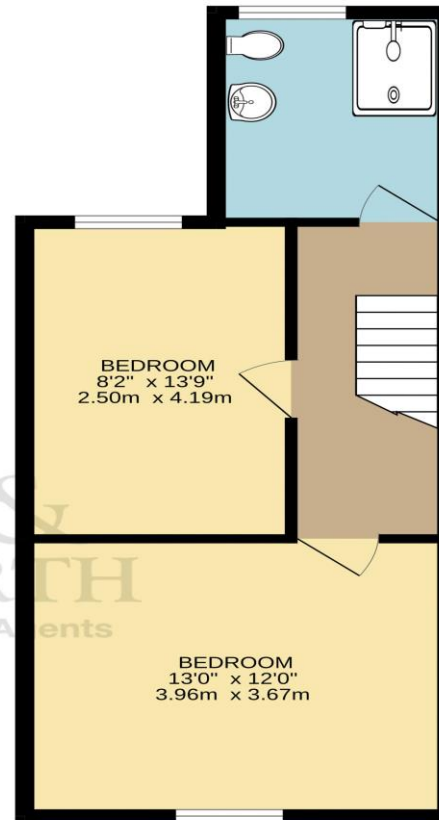
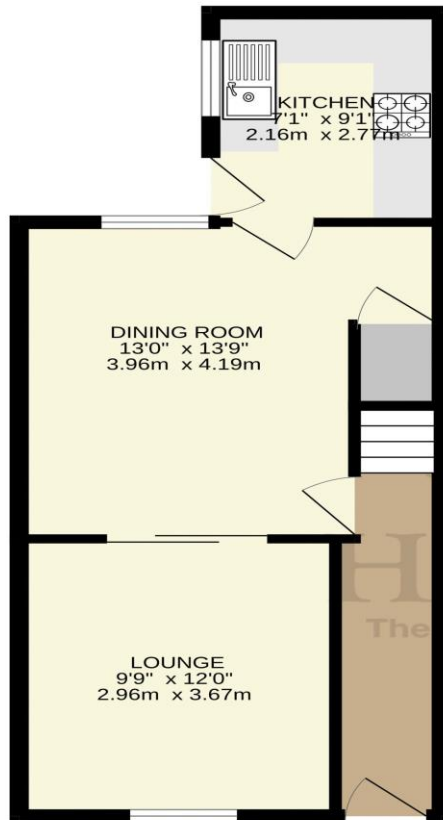
- Large terrace house
- Two double bedrooms
- Private enclosed yard
- Gas central heating / Double glazing
- Two reception rooms
- Town centre location
- No chain delay
- 798 SQ.FT.

Perfectly positioned within a convenient 10-minute walk of Wigan town centre, this Victorian terrace house boasts an enviable location close to a wide range of exceptional amenities. The central location offers easy access to a bustling town centre including a bus station and two train stations with direct connections to major cities including London, Manchester, Liverpool, and Edinburgh, making it ideal for commuters and those seeking excellent transport links. This deceptively spacious home spans two generous floors, providing substantial living accommodation that will appeal to a variety of buyers. Although the property requires modernisation, it is attractively priced to allow buyers the opportunity to add their own personal touch, improve its condition, and increase its value. This makes it an exciting prospect for investors searching for a property with potential or first-time buyers looking to step onto the property ladder while tailoring a home to their tastes. Offered for sale with no onward chain, this property presents an excellent opportunity for buyers seeking convenience and modern features. One of its standout attributes is a recently upgraded kitchen with new electrics, ensuring safety and reliability, along with a built-in cooker and hob. The house also benefits from modern double-glazed windows and doors throughout, enhancing energy efficiency and reducing noise for comfortable living. At the rear, you'll find a fully enclosed private yard. With its blend of practicality and potential, this property is a fantastic choice for buyers looking to personalise a home to their liking or investors seeking a easy-to-let purchase.









TOTAL FLOOR AREA : 798 sq.ft. (74.1 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



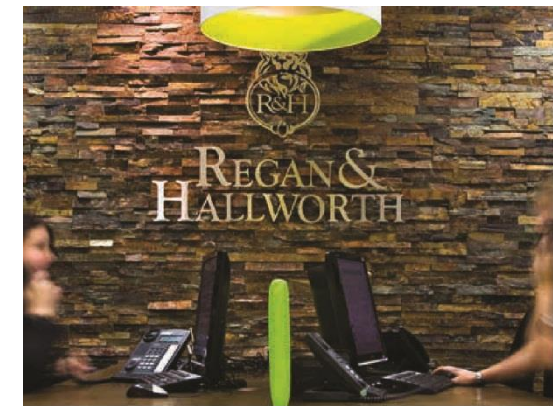
rightmove

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)