

FOR SALE

48, Whelley, Wigan, WN1 3PQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



48, Whelley, Wigan, WN1 3PQ

Well-presented and keenly priced 2 bed terrace house close to Wigan town centre.

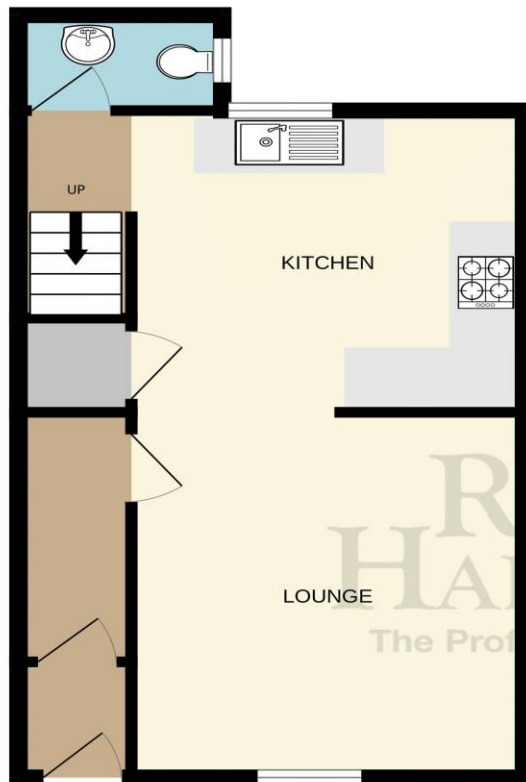


- Freehold 2 bed terrace house
- Close to town centre
- Gas central heating
- Modern 1st floor bathroom
- Recently refurbished
- Double glazed
- Ground floor WC
- 742 SQ.FT. / No chain

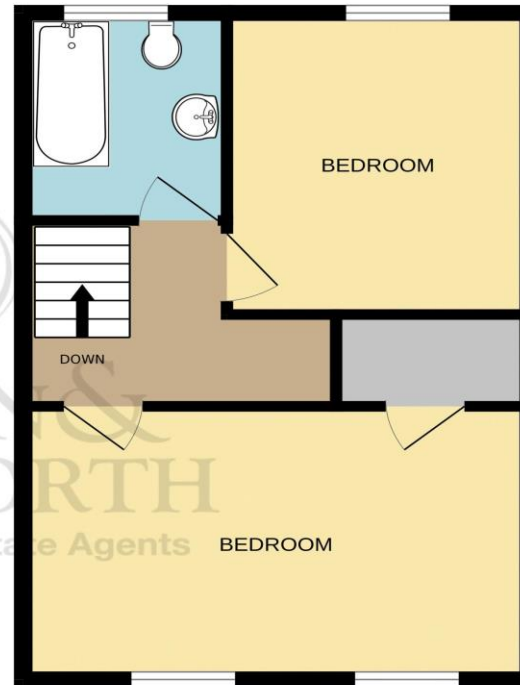
Recently refurbished and superbly presented throughout, this two-bedroom freehold terraced house offers an exceptional opportunity for a diverse range of buyers. Perfect for first-time buyers seeking a stylish, move-in-ready home or investors aiming to secure a property that can be rented out immediately with a healthy yield exceeding 8%, this versatile home is a must-see. Situated along Whelley (B5238), a popular main road in a mixed residential and retail area, the property benefits from an excellent location just one mile north of Wigan Town Centre. Within a 15-minute walk, residents can access a wide array of shops, restaurants, and amenities, while the surrounding area offers convenient public transport links. Internally, the accommodation is thoughtfully designed for modern living. It begins with a welcoming porchway that leads into the hallway and flows into a spacious lounge. An open archway connects the lounge to the stylish kitchen/dining area, equipped with an electric hob, oven, and ample space for a washing machine or dishwasher. A handy storage cupboard is positioned under the stairs, while the ground floor also includes a convenient WC. Upstairs, the property features a generously sized double bedroom complemented by a study or walk-in cupboard with shelving, providing versatile additional space. A smaller double bedroom and a contemporary family bathroom, complete with a shower over the bath, complete the first-floor layout. The upstairs landing further enhances the sense of space. Externally, the home boasts an enclosed rear yard, which includes a good-sized outhouse fitted with electricity and plumbing for a washing machine—offering practical and functional outdoor storage options. Additional benefits include modern electrics, full double glazing, gas central heating, and the attractive advantage of no chain delay, ensuring a smooth and hassle-free purchase process. Early viewings are highly recommended to avoid missing out on this superb opportunity.



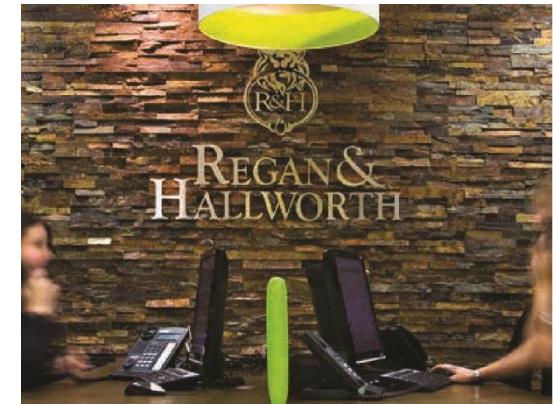
GROUND FLOOR



1ST FLOOR



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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