

FOR SALE

13, Smethurst Lane, Pemberton, WN5 8BG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



13, Smethurst Lane, Pemberton, WN5 8BG

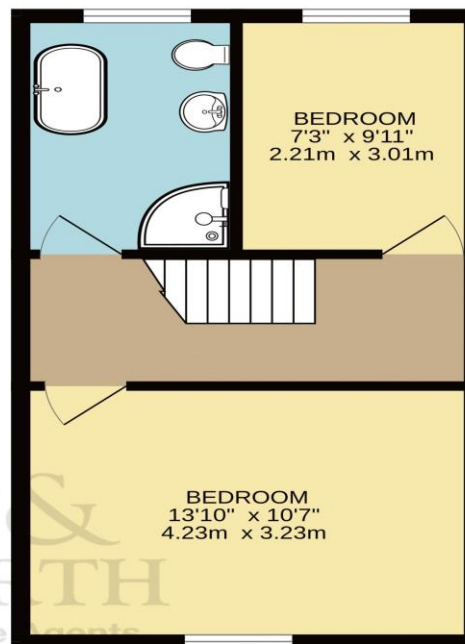
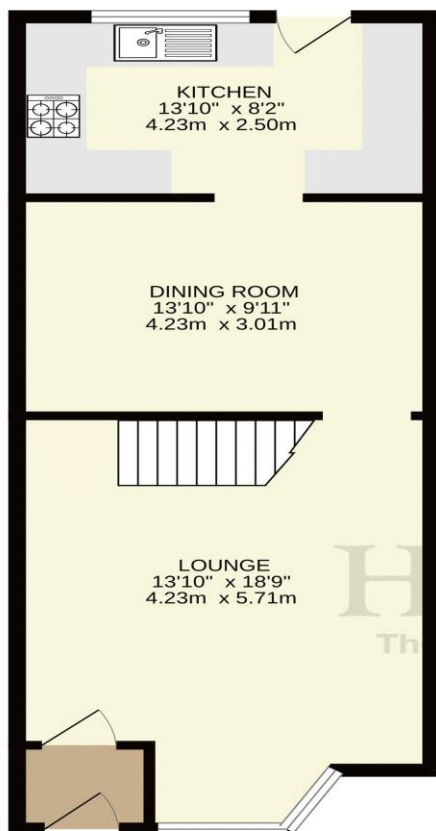
Fantastic early 1900's terrace showcasing spacious extended accommodation.



- Charming early 1900's period house
- Two reception rooms
- Luxury four piece bathroom
- Gas central heating / Double glazing
- Extended kitchen
- Two spacious bedrooms
- Impressive patio garden
- 859 SQ.FT. / Freehold

This charming early 1900s bay-fronted terrace offers spacious, extended accommodation, seamlessly blending period charm with modern refinement. When our clients bought this pretty traditional bay fronted terrace it had been fully renovated by a builder. Stripped back to bare brick and meticulously refurbished, it now boasts two generously sized reception rooms, an extended kitchen, high ceilings, and two well-proportioned bedrooms. The stunning four-piece family bathroom, complete with a free-standing bath, serves as the perfect finishing touch. Positioned on a lovely, well-established residential road in Pemberton, the property enjoys easy access to local amenities and is within walking distance of the vibrant town centre and train station. Only 5 minutes drive from motorway networks the location offers convenient links to Wigan, Liverpool, and Manchester. Inside, every room features smooth plastered walls and ceilings, providing a fresh, blank canvas for a new owner. Good levels of insulation, modern gas central heating and full double glazing ensures this is a warm and energy efficient house. Additional highlights include a beautifully tiled mosaic porch, a characterful feature fireplace in the lounge and a large loft ideal for storage and providing scope/potential for renovation. The impressive rear garden is a standout aspect, offering a larger-than-usual outdoor space for a terraced home. Thoughtfully landscaped, it features a charming patio area ideal for outdoor living, benefiting from a sunny westerly aspect and is not overlooked.





TOTAL FLOOR AREA : 859 sq.ft. (79.8 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



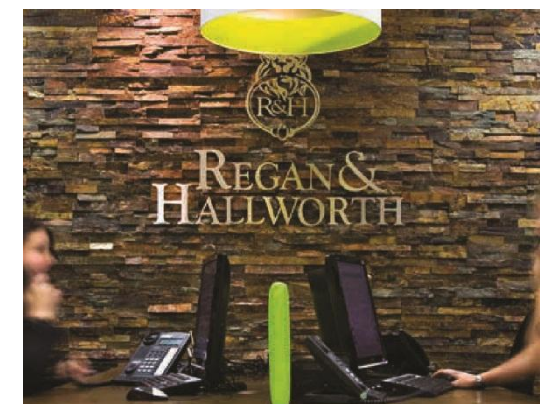
rightmove

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

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

www.reganandhallworth.com