

**FOR SALE**

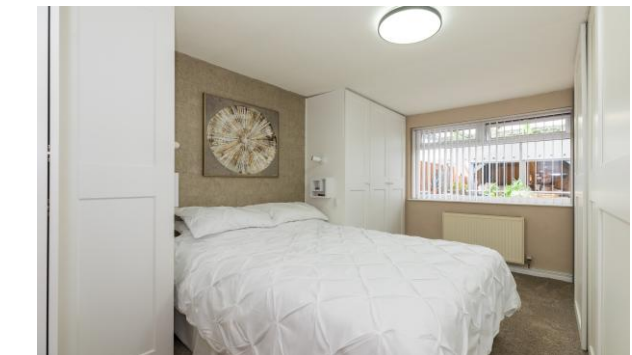
1, Denham Drive, Hawkley Hall, WN3 5QB





## 1, Denham Drive, Hawkley Hall, WN3 5QB

*Truly stunning and deceptively spacious semi-detached true bungalow boasting four / five bedrooms*



- Deceptively spacious semi-detached bungalow
- Outstanding and versatile reception rooms
- Large modern fitted kitchen / breakfast room
- Family bathroom and en-suite
- Four / five large double bedrooms
- Large private gardens and driveway
- Close to schools and amenities
- 1257 SQ. FT.

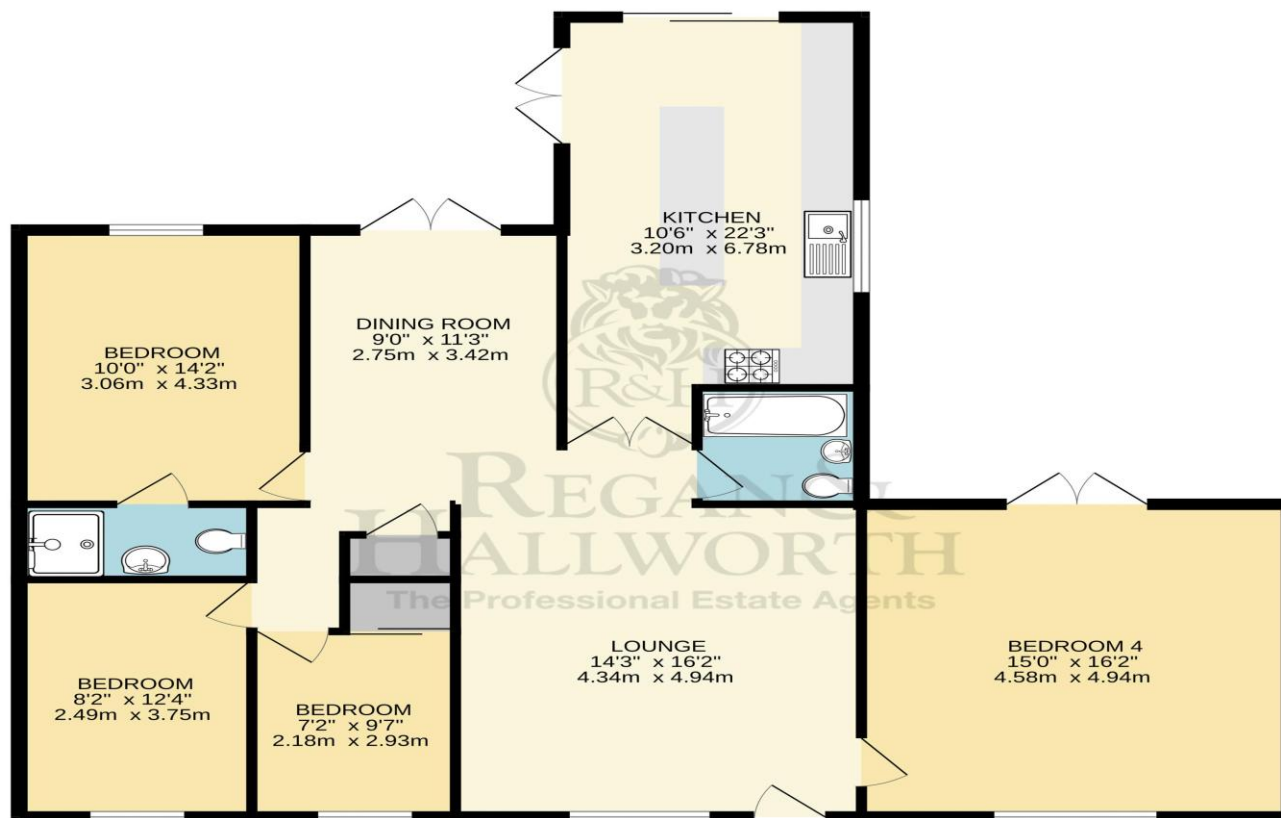
Located in the ever-popular area of Hawkley Hall in Wigan is this deceptively spacious four / five bed semi-detached true bungalow. Denham Drive boasts deceptively spacious and versatile accommodation along with large driveway and landscaped gardens. The property is situated close to a range of local amenities, outstanding schools for all ages, great public transport links and is just a short drive to several major motorway networks. Internally the versatile accommodation briefly comprises of large formal lounge / sitting room, bedroom four with patio doors leading out onto the gardens, dining room / bedroom five, three more excellent sized bedrooms with the master benefitting from a modern en-suite, family bathroom and then a large, modern fitted kitchen breakfast room offering a range of wall, bade and drawer units along with appliances and large island / breakfast bar and patio doors leading out onto the gardens. The property benefits from being open plan between the lounge and dining room with the kitchen having double doors which can be opened up too. Externally, the property is sat on a large corner plot with large driveway to the front providing off road parking for several cars and then a large, private and secure rear south facing garden. The rear gardens have been cleverly landscaped offering lawn, patio area, bar and a large pergola with seating area ideal for the summer bbq. This is truly a superb property that would suit the growing family or a client looking for a spacious true bungalow. The property also benefits from having CCTV. Internal inspection is highly recommended to truly appreciate the deceptive size, its outstanding finish and its versatile accommodation. Council Tax band C, Freehold.







**GROUND FLOOR**  
**1257 sq.ft. (116.8 sq.m.) approx.**

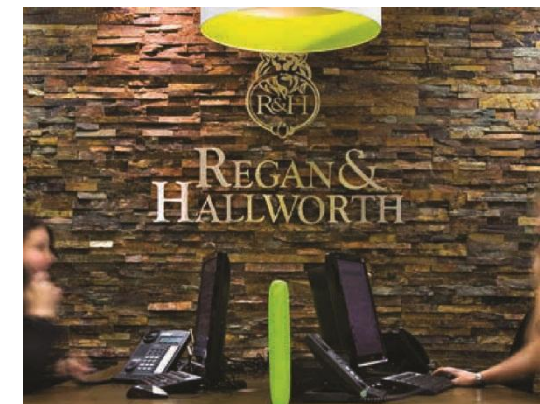


**TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.**

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.  
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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.



**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

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