

FOR SALE

125A, Enfield Street, Pemberton , WN5 8DJ



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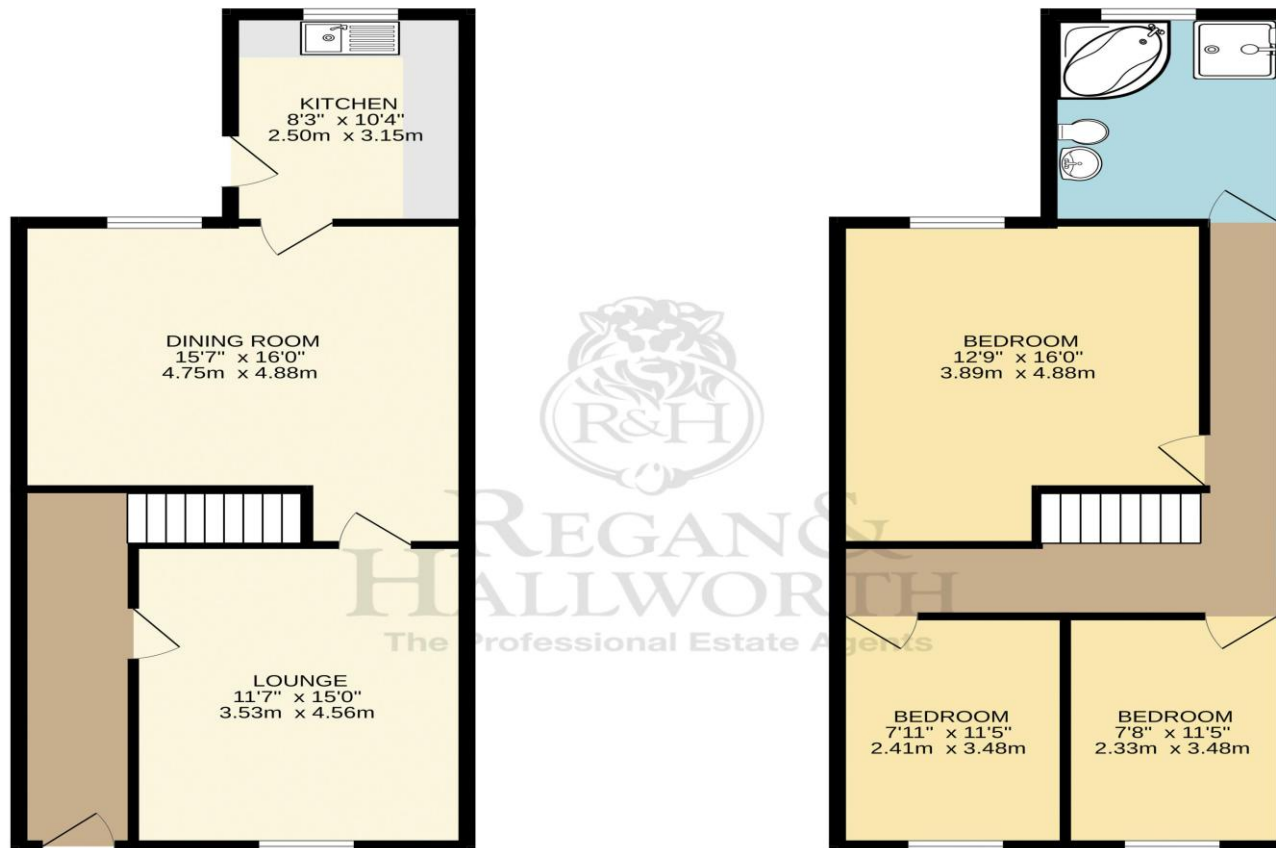
Substantial end terrace home offering a generous 1134 SQFT & available with no chain.



- Substantial end terrace home
- Superb potential for investment
- Walking distance to train station
- Available chain free
- 3 bedrooms / 2 reception rooms
- Much larger than average
- Sunny, south-westerly aspect
- 1134 SQFT

Totalling a substantial 1134 square feet of living space & offered to the market with the added benefit of no chain delay - this substantial end terrace home is significantly larger than other terraces along this road & early viewings are essential. Brimming with potential, the home would be ideal for any first time buyers looking for something to upgrade & make their own or an investor seeking an easily rentable addition to their portfolio. The home is enviably located along Enfield Street, a popular residential setting that conveniently rests close to various shops / amenities & transport links. Internally the home is arranged over two floors and in brief comprises an inner hallway, large main front lounge, spacious sitting room and a fitted kitchen to the rear. Upstairs there are three bedrooms plus a generous principal bathroom suite. Externally there is a rear & low maintenance terrace-garden with gated off-road parking. Furthermore, the rear of the home has freshly rendered. Locally, the property is conveniently a short stroll from Pemberton Train station which provides links to both Liverpool & Manchester, whilst various shops, Pemberton Centre plus Wigan itself are all within easy reach. Viewings are highly recommended. No chain delay.





TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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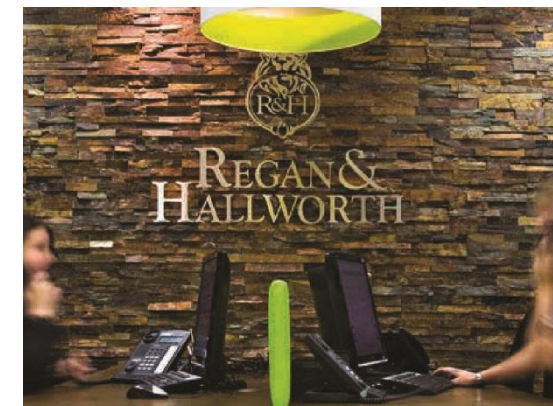
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The Property Ombudsman

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