

**FOR SALE**

106, Tunstall Lane, Pemberton, WN5 9HR

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

ESTD  
1996





## 106, Tunstall Lane, Pemberton, WN5 9HR

*A pretty traditional end terrace house with good sized garden to rear*



- 1930's two bed end terrace house
- Two reception rooms
- Recently updated bathroom
- Walk in wardrobe to master bed
- Good sized rear garden
- Cosy wood burner in lounge
- Rewire, full double glazing & GCH
- 689 SQ.FT.

This charming, traditional-style end-terrace home offers an ideal opportunity for first-time buyers and is attractively priced to encourage a prompt sale. The property has recently undergone a comprehensive programme of improvements, including a full electrical rewire and fresh plastering and decoration throughout. The bright, neutral interiors are complemented by modern flooring, creating a clean and contemporary feel. A standout feature of this home is its outdoor space, which sets it apart from many similar terraced properties in the area. The house enjoys strong kerb appeal thanks to a walled front garden, while to the rear, there is a generously sized, fully enclosed garden with hardstanding—offering potential for off-road parking. Internally, the property has been extended on the ground floor to provide two reception rooms: a cosy lounge with a feature fireplace and wood-burning stove, and a dining room that flows seamlessly into the kitchen extension, creating an attractive open-plan layout. Originally built with three bedrooms, the first-floor layout has been cleverly reconfigured to offer two spacious double bedrooms, including a master with a walk-in wardrobe. The family bathroom has been updated and now features a modern three-piece suite with a shower over the bath. While the kitchen is currently functional, it presents a great opportunity for modernisation to suit the buyer's personal taste. The rear garden is also a blank canvas, ready for landscaping or further development. Additional benefits include gas central heating with a combination boiler, full double glazing throughout, and a stylish composite front door.









TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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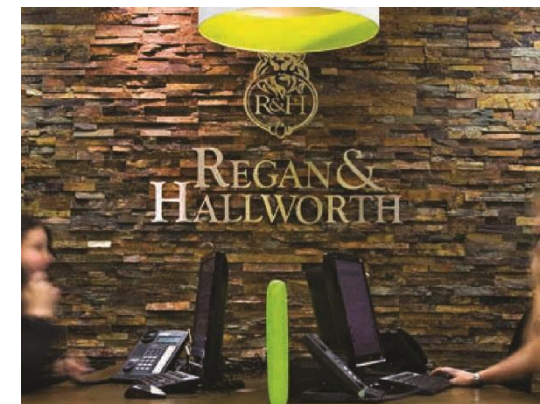
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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