

FOR SALE

13, Whitley Crescent, Whitley , WN1 2QS



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A stunning 1930s semi-detached home with smart rear extension & substantial garden



- Stunning 1930s semi-detached
- Smart rear extension
- Highly coveted setting
- Close to acclaimed schools
- 3 bedrooms / 2 reception rooms
- Beautiful internal presentation
- Substantial overall plot
- 1068 SQFT

Enviably located along the highly prized & prestigious Whitley Crescent in Whitley & totalling a generous 1068 square feet of beautiful period living space which has been significantly enhanced - this eye-catching & impressive semi-detached family home dates back to the 1930s and is brimming with lots of pretty features such as high coved ceilings, large bay windows and elegant fireplaces, all perfectly blended with a very contemporary & stylish finish that mean buyers can simply move in and start unpacking. Bought around 5 years ago, our clients have much improved the property over that time benefitting from lots of re-plastering, a highly efficient central heating boiler installed (just 2 / 3 years ago). All new floorings have been laid and the property freshly decorated, plus a high spec stylish fitted kitchen & bathroom were installed. Furthermore, the living space had also extended & remodelled to the rear resulting in a very family-friendly & spacious layout that needs internal viewing to be fully appreciated. The property in brief comprises; a main hallway with wc / cloaks, an elegant main lounge with feature bay window, beautiful exposed brick chimney & feature log burner plus smart shutter binds. To the rear is a spacious sitting room which also leads through into the stylish vaulted ceiling extension & incorporates the luxury fitted kitchen. The kitchen itself is finished with a range of quality integrated appliances plus there are feature bi-folding doors that open out onto the rear garden. Upstairs the home boasts three generously sized bedrooms, with elegant fitted units to the master bed plus a stunning principal bathroom suite. Externally, the plot here is another key feature of the property - the gardens are mature, much larger than neighbouring plots & particularly private, with considerable space to the side too (the plot effectively is the size of two plots to the side offering the possibility of building a garage or extending the property). There is a large driveway to the front providing off road parking for numerous vehicles. Locally, the property rests a short walk to the outstanding Woodfield Primary School, plus the picturesque Haigh Hall Plantations & its hundreds of acres of stunning Woodland. Early viewings are highly recommended.

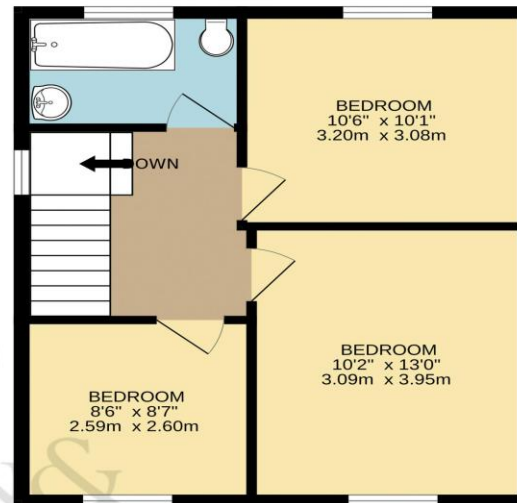




GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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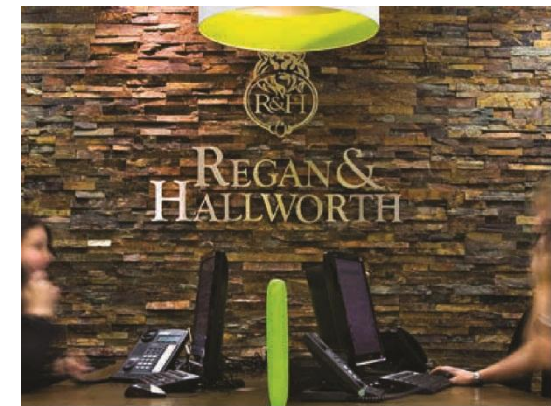
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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