

FOR SALE

20, Highfield Avenue, Whelley, WN1 3UF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



20, Highfield Avenue, Whelley, WN1 3UF

Three bed semi-detached with off road parking for 2 cars and south facing garden



- Traditional semi-detached house
- Good-sized south facing garden
- Recently updated shower room
- Gas central heating / Double glazing
- Three bedrooms
- Off road parking for two cars
- Close to Wigan Town Centre
- 731 SQ.FT.

20 Highfield Avenue is a smartly presented three-bedroom semi-detached home with off-road parking for two vehicles and a generous, fully enclosed south-facing garden.

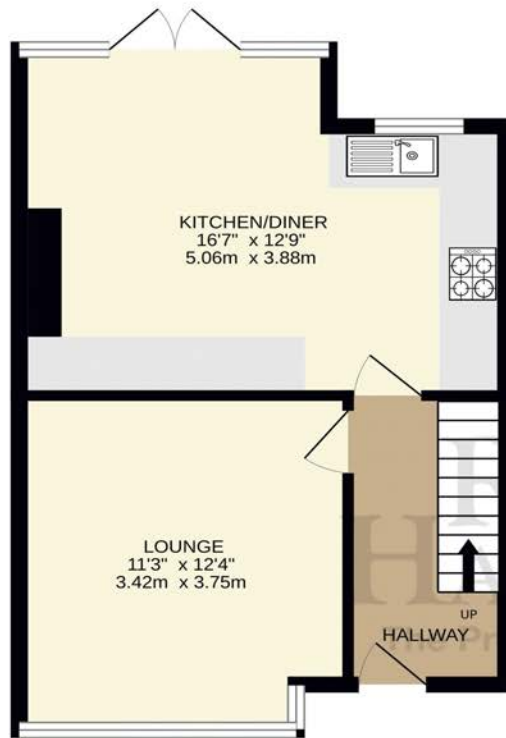
Tucked away on a quiet residential street, the property is just a short walk from excellent local amenities in Whelley, Wigan town centre, and offers direct access into Haigh Plantations – a beautiful woodland with scenic trails linking to Haigh Hall and the Leeds–Liverpool Canal. This enviable location perfectly combines convenience with outdoor lifestyle. Inside, the property boasts a fresh, modern interior designed to suit today's buyers. At its heart lies a spacious open-plan kitchen diner, fitted with sleek high-gloss units and French doors opening onto a sunny paved patio, ideal for entertaining or relaxing in the south-facing garden. The ground floor also includes a welcoming entrance hall and a bright formal lounge with bay window to the front.

Upstairs, the accommodation offers two double bedrooms, including a master with fitted wardrobes, alongside a versatile third bedroom that would make an excellent home office or nursery. A stylishly updated shower room completes the first floor. Further highlights include gas central heating controlled by a smart Nest thermostat, full double glazing, ample off-road parking for two cars, and the added benefit of not being directly overlooked at the rear. Keenly priced, this superb home is the perfect choice for first-time buyers looking for modern living in a sought-after and well-connected location.

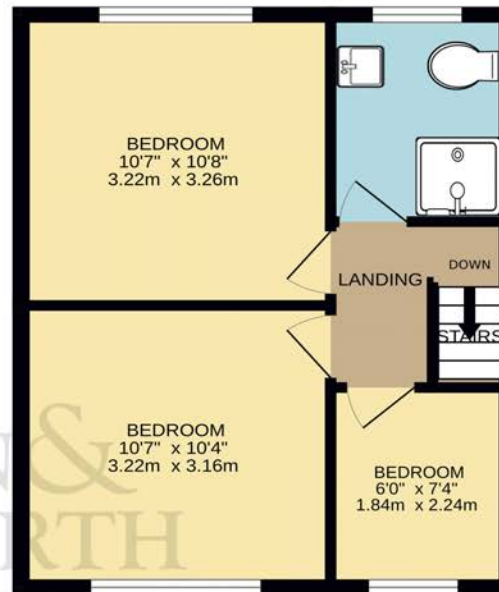




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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