

FOR SALE

1, Windermere Road, Wigan, WN5 8PG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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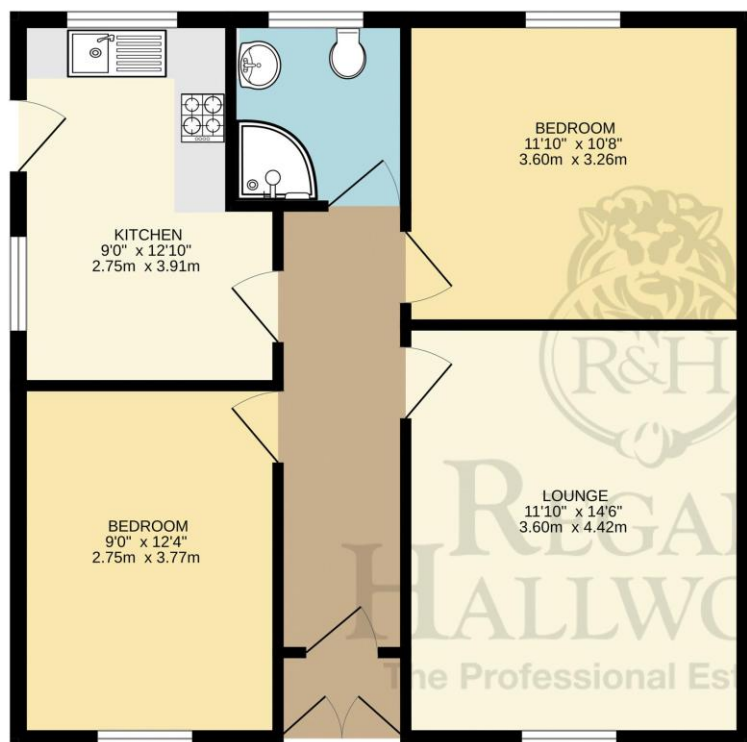
A two bed true bungalow with superb corner plot & no chain delay



- Semi-detached true bungalow
- Highly prized residential area
- Modern fitted kitchen
- Gas central heating / Double glazing
- Two bedrooms
- Substantial corner plot with garage
- New roof & cavity wall insulation
- 778 SQ.FT. / No chain delay

Occupying a prominent and substantial corner plot in a highly sought-after and well-established residential area, this superb semi-detached true bungalow is offered to the market with the added benefit of no onward chain. Set on an impressive, eye-catching plot, the property enjoys extensive gardens — perfect for keen gardeners or those seeking a project, with ample scope and space for future extensions or redevelopment potential (subject to planning). Conveniently positioned close to a wide range of local amenities and public transport links, the bungalow also offers excellent access to the M6 and M58 motorway networks, making it ideal for commuters. While some general modernisation would enhance the interior, the home already benefits from a modern fitted kitchen, full double glazing, and gas central heating. Recent improvements include a new roof and cavity wall insulation, providing peace of mind and ensuring the property is both warm and energy efficient. The well-planned accommodation comprises a central entrance hallway, a comfortable lounge, a modern fitted kitchen offering a range of wall, base, and drawer units (with selected appliances included), a shower room featuring an easy-access corner cubicle, and two double bedrooms located to the front and rear respectively. Externally, the generous gardens extend to the front, side, and rear, featuring well-kept lawns, a large paved patio area, and a driveway leading to a detached garage. Early viewing is highly recommended to fully appreciate the potential, layout, and wonderful gardens of this excellent true bungalow.





TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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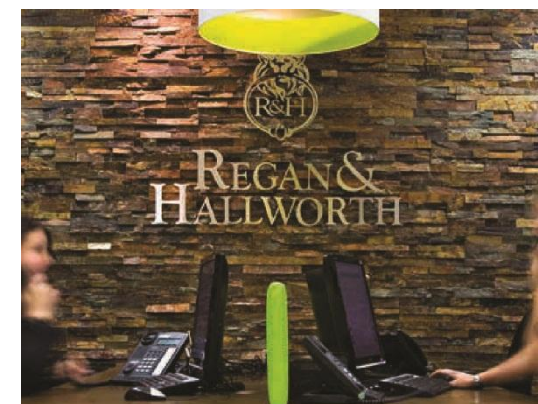
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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