

75, Fulbeck Avenue, Hawkley Hall , WN3 5QL



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Spacious semi-detached family home with beautiful south facing garden.



- Superb semi-detached home
- Extended to the rear
- Highly sought after location
- Sunny, south facing garden
- 3 bedrooms / 1 reception room
- Generous amount of floorspace
- Perfect family home
- 1077 SQFT

Enviably located within a popular & quiet residential setting in the highly prized area of Hawkley Hall - this impressive & much larger than average semi-detached family home totals a generous 1077 square feet of well planned living space that would be ideal for any growing families looking to move up the housing ladder. The home itself is beautifully presented both inside and out. It is set across two floors & also benefits from a full width rear extension too. In brief this lovely family home comprises; an entrance hallway, large 28ft main lounge through diner with patio doors that open out onto the garden, a modern fitted kitchen, with three generous bedrooms upstairs & a modern principal bathroom suite.

Externally, the plot here extends to the front and rear, with the rear being mature, private & enjoying a sunny, south facing aspect and therefore sun all day, plus there is a spacious double driveway to the front which provides ample off road parking for upto three vehicles & leads to the integral garage.

Hawkley Hall itself is within the catchment area of some very highly regarded local schools and colleges, has its own shops close by, plus is just a short distance to Wigan Town Centre. The M6 motorway is a short drive, making this house ideal for anyone wishing to commute throughout the North West. The home is warmed by gas central heating & a new highly efficient boiler was installed just 2 / 3 yrs ago. Early viewings are invited on this excellent family home.







TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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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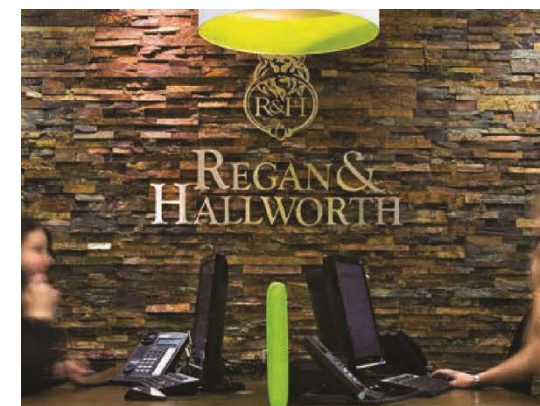
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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