

**FOR SALE**

138, Wigan Road, Hindley, WN2 3DF

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

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## 138, Wigan Road, Hindley, WN2 3DF

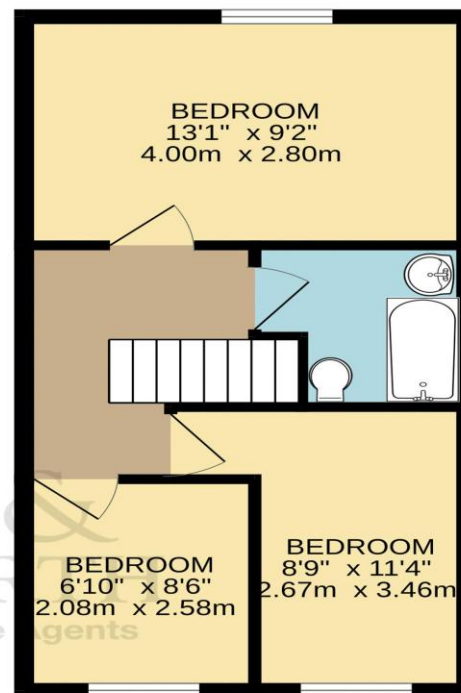
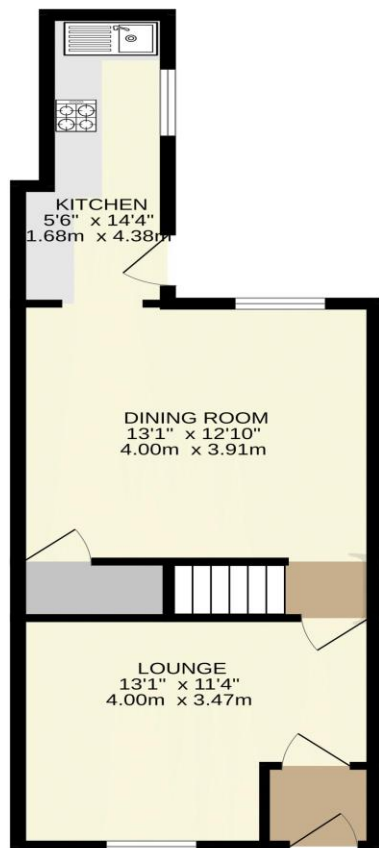
*A Stylish & Surprisingly Spacious Three-Bed Terrace in a Fantastic Location*



- Surprisingly spacious 3 bed terrace
- Superb lounge/diner with media wall
- Sleek modern fitted kitchen
- Ideally located close to Hindley town
- Stylishly extended & remodelled layout
- Additional sitting room
- Easy access to countryside walks
- 778 SQ.FT. / Freehold

Ideally positioned close to Hindley town centre and enjoying a unique backdrop overlooking the neighbouring sports pavilion and cricket pitches, this beautifully extended three-bedroom terrace offers an outstanding blend of convenience, style and outdoor appeal. With Walmsley Park and Amberswood Nature Reserve just moments away, residents can enjoy miles of scenic countryside walks and peaceful parkland right on the doorstep. Thoughtfully extended and skilfully remodelled, the ground floor features a smart and stylish layout. A welcoming front sitting room leads through to a superb rear lounge/diner, complete with contemporary media wall and an open-plan flow into the sleek modern kitchen. Upstairs, the home continues to impress with three well-presented bedrooms and a modern family bathroom, all finished to a high standard. The property is an ideal affordable family home, benefiting from plastered walls throughout, a fresh white décor, modern flooring and lovely high ceilings that enhance the sense of space. Further highlights include full double glazing and gas central heating for year-round comfort. Outside there is an enclosed rear yard with outside seating area and secured by double timber gates providing off road parking is desired. A fantastic opportunity for buyers seeking a move-in ready home in a highly convenient yet wonderfully scenic setting.





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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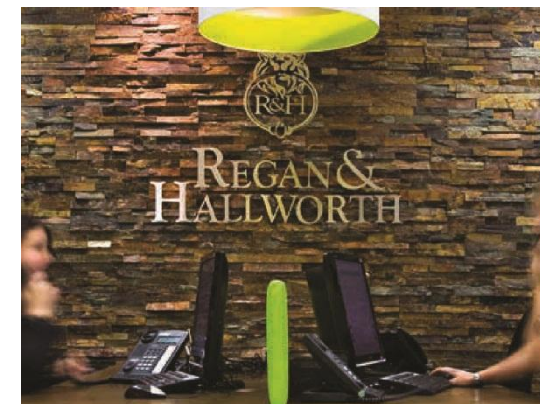
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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