

**FOR SALE**

640, Warrington Road, Wigan, WN3 6XN

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

ESTD  
1996





640, Warrington Road, Wigan, WN3 6XN

*Move-in ready semi-detached offering space, style and character*

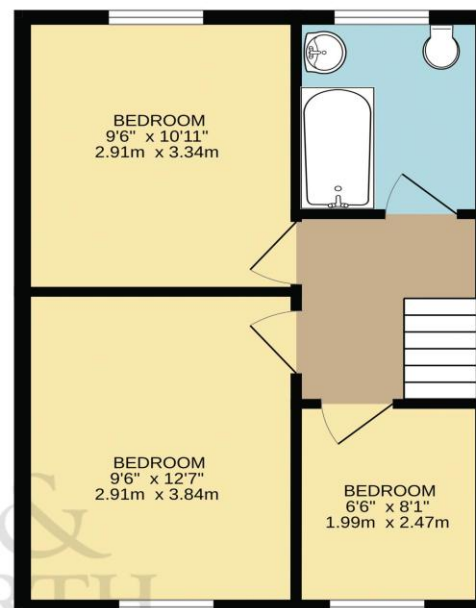
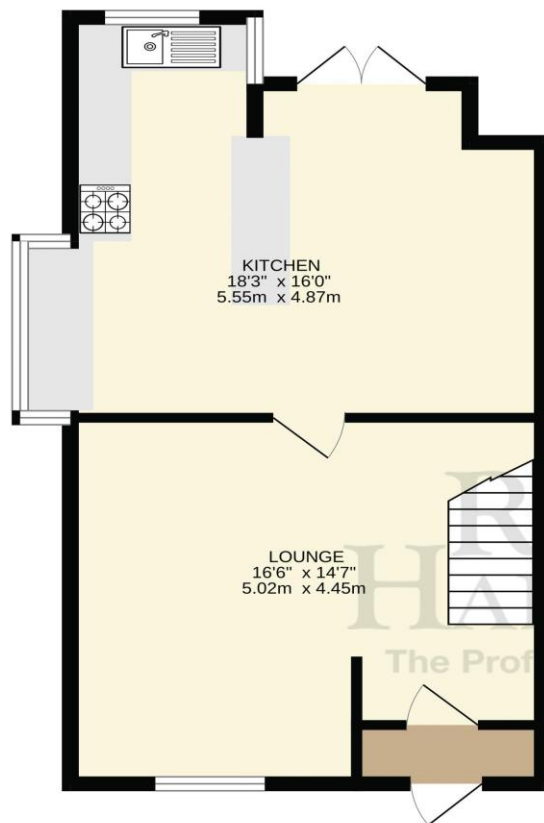


- Red brick traditional semi-detached
- Driveway to front for 2 cars
- Modern central heating system
- Recently updated kitchen diner
- Three bedrooms
- Full double glazing
- Good sized lounge
- 862 SQ.FT.

Early viewings are strongly advised on this competitively priced and larger-than-average extended three-bedroom traditional semi-detached home, ideally positioned close to motorway links, local amenities, and well-regarded schools. Presented in excellent decorative order throughout, the property offers a generous and versatile layout perfectly suited to modern family living. Internally, the ground floor features a spacious front lounge and a recently updated, remodelled open-plan kitchen/diner that delivers a stylish and contemporary space for cooking, dining, and entertaining. To the first floor, there are three well-proportioned bedrooms accompanied by a modern shower room finished to a high standard. Externally, the home enjoys a private, low-maintenance rear garden—ideal for relaxing or outdoor dining—while the front provides a double driveway offering excellent off-road parking. Additional benefits include modern central heating and double glazing throughout. A superb opportunity—early viewings are highly recommended.







TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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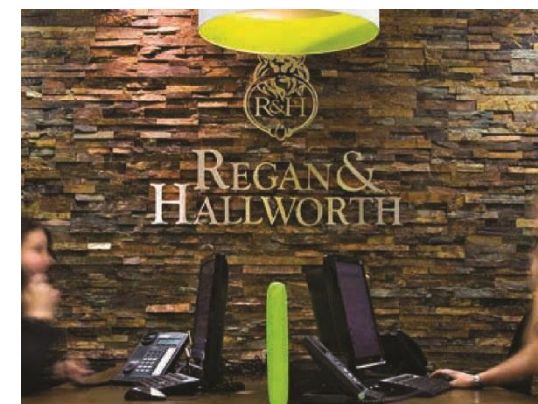
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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