

FOR SALE

10, Malham Avenue, Hawkley Hall, WN3 5PR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Malham Avenue, Hawkley Hall, WN3 5PR

Keenly priced & significantly improved three-bedroom semi-detached family home

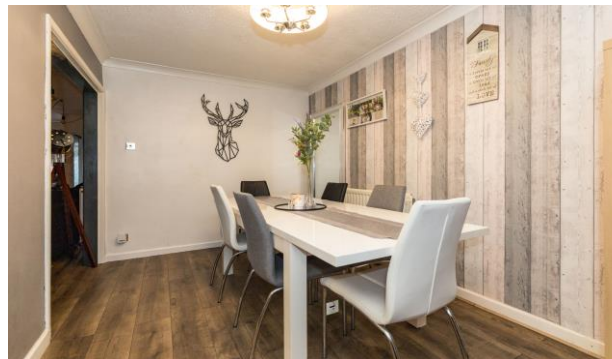


- Extended semi-detached home
- Bathroom/WC & separate shower room
- Landscaped gardens & ample parking
- Driveway parking for 3 cars & garage
- Three good sized bedrooms
- Dedicated cinema style space
- Covered patio with seating & fire pit
- 1164 SQ.FT. / No chain delay

Situated on a quiet and highly sought-after road in the heart of Hawkley Hall, this competitively priced and significantly improved three-bedroom semi-detached family home offers far more space than the average property of its type. Boasting a full-width single-storey rear extension and a beautifully landscaped garden complete with a covered patio and bar area, the home provides an exceptional amount of living and entertaining space for the whole family to enjoy.

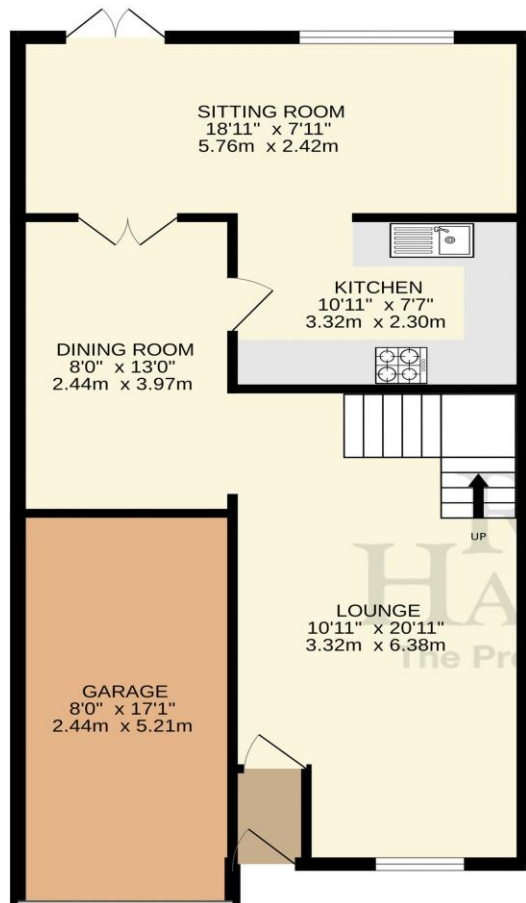
Extending to approximately 1,164 sq ft of stylish internal accommodation, the property has been thoughtfully remodelled to create a contemporary, open-plan and free-flowing layout. The ground floor comprises an entrance porch, an impressive 21ft lounge opening into a dining area, a fitted kitchen and an additional family/sitting room featuring a striking interior design with a dedicated cinema-style space—perfect for relaxing or entertaining.

Externally, the front of the property has been attractively paved to enhance kerb appeal and provides off-road parking for up to three vehicles. The rear garden has been expertly landscaped with entertaining in mind, featuring an artificial lawn, patio and a decked terrace with a covered seating and dining area. This superb outdoor space also includes built-in seating, TV point, two external power sources and space for a hot tub, creating a true extension of the living accommodation. Further enhancing the ground floor is an integral garage, and an EV charger, while to the first floor there are three well-proportioned bedrooms along with a bathroom, separate WC and an additional shower room, offering excellent versatility for modern family living. Warmed by gas central heating, fully double glazed and offered with no onward chain, this energy-efficient home is ready to move straight into and must be viewed to be fully appreciated.

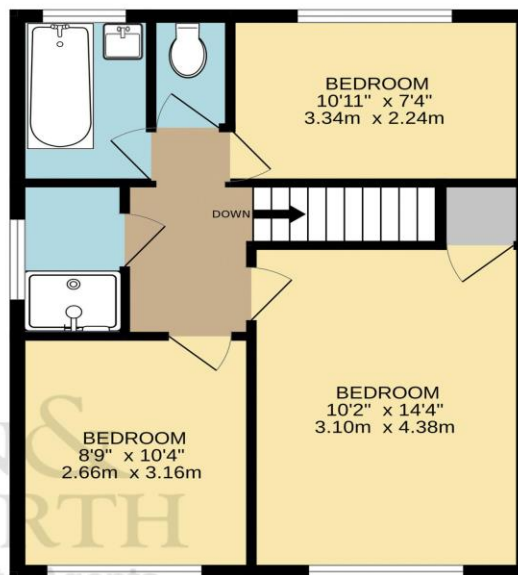




GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

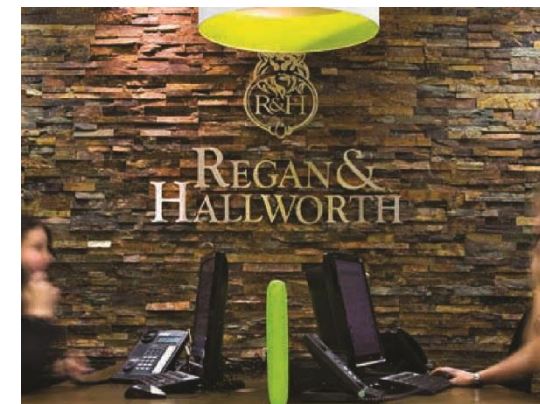


1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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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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