

FOR SALE

123, Rectory Road, Wigan, WN4 0QF

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

 ESTD
1996



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Spacious and characterful three bedroom terrace home



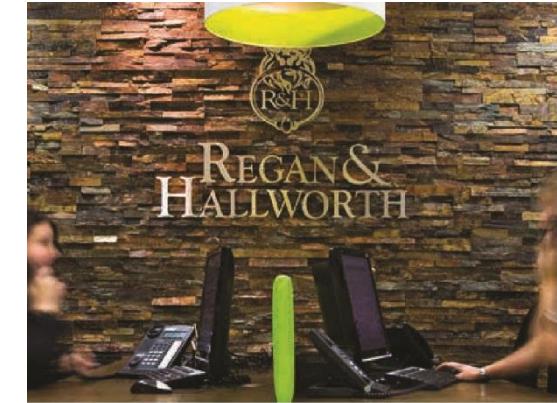
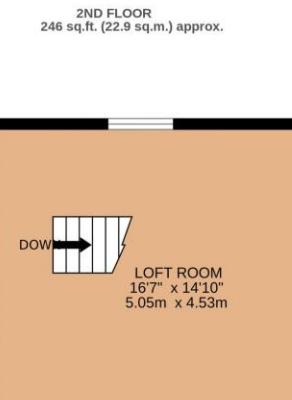
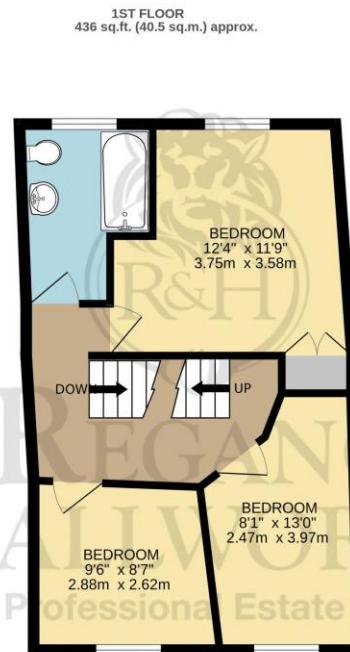
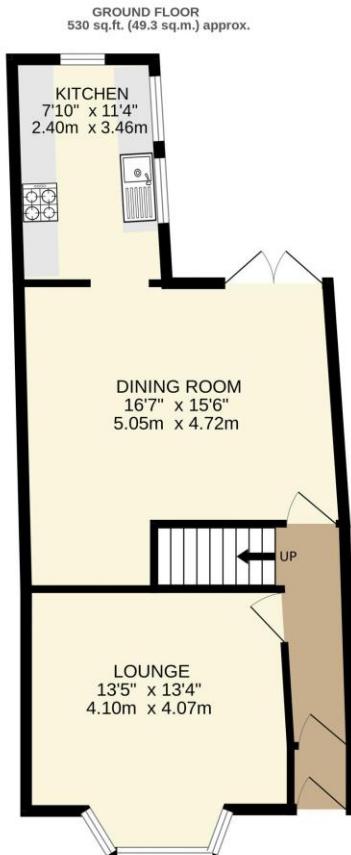
- Period home full of character
- 3 bedrooms & converted attic room
- Overlooks pretty church
- Patio with sunny aspect to rear
- Charming interior & original features
- 2 receptions with feature fireplaces
- New roof / GCH/ Full double glazing
- 1212 SQ.FT.

Located in a pretty setting on the borders of Garswood and Ashton, this lovely period home is rich in character and charm. Offering well-balanced accommodation arranged over three floors, extending to just over 1,200 square feet of internal living space, the layout comprises two generous, light-filled reception rooms, a fitted kitchen, three bedrooms, and a family bathroom to the first floor, together with a bespoke Velux attic conversion accessed via a fixed staircase. A further notable advantage is the recently replaced main roof, along with a fully refurbished roof to the rear extension, helping to ensure excellent thermal efficiency and comfort throughout the home. The property enjoys a particularly attractive setting, overlooking a picturesque church and grounds, which adds to its unique appeal. Internal inspection is essential to fully appreciate both the space and character on offer. A composite front door opens into a welcoming entrance vestibule, complete with an original leaded glass pitch pine internal door. This leads through to the main hallway, with staircase to the first-floor landing and access to two separate reception rooms. The front lounge is warm and inviting, featuring a statement fireplace as its focal point and a large bay window with window seat overlooking the church grounds. To the rear, a spacious open-plan reception room provides ideal accommodation for modern family living, offering ample space for both seating and dining, complemented by a further feature fireplace. French doors open directly onto a patio area within the west-facing rear garden, making it the perfect space to enjoy afternoon and evening sunshine. The fitted kitchen is incorporated within a pitched roof extension, featuring a recently installed Velux window and housing the combination gas central heating boiler. To the first floor are three bedrooms, including fitted wardrobes to the principal bedroom, along with a contemporary family bathroom with shower over bath. Throughout, the property benefits from attractive wood-effect uPVC double-glazed windows, including the French doors to the rear. Externally, there is an access road to the rear providing parking for residents, while the enclosed rear yard has gated access and offers secure off-road parking for one vehicle.





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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.