

**FOR SALE**

66, Spencer Road, Whitley, WN1 2QP





## 66, Spencer Road, Whitley, WN1 2QP

*Stunning 1930s home with full width extension & superb open plan kitchen diner.*



- Stunning 1930s semi-detached home
- Superior open plan kitchen diner
- Brimming with kerb appeal
- Highly coveted setting
- 3 bedrooms / 1 reception room
- Quality finish throughout
- Beautiful landscaped gardens
- 1169 SQFT

Offering exceptional internal presentation throughout and a generous 1169 square feet of living space that simply must be viewed internally to be fully appreciated - this high spec semi-detached family home was completely renovated to exacting standards around 6 years ago & would be the ideal purchase for any clients looking for a home they can simply move into and start unpacking. Located on the highly prized Spencer Road in Whitley & within easy reach of the area's acclaimed schools, Haigh Hall Country Park and Wigan Town Centre itself. Not only was the home renovated throughout, our clients added a full width vaulted ceiling extension and completely opened up the rear too, creating a superior kitchen diner / living area that is very much in line with modern buyers' tastes.

In brief the home comprises; a main entrance hallway with wc / cloaks, a beautiful front lounge with feature bay window & smart shutter blinds & the home's real stand out feature; the stunning open plan kitchen diner at the rear. This sleek, extended living space is the perfect area for families and entertaining alike & incorporates a stylish fitted kitchen with a range of integrated appliances and a sleek, vaulted ceiling extension with two sets of sliding patio doors that open out onto the garden. Upstairs, there are three good sized bedrooms plus a stylish 4-piece family bathroom suite.

Externally there are landscaped gardens to both the front and rear, with the rear boasting extensive decked & patio areas for sitting out, notable privacy plus a large detached workshop / store. To the front the home is bursting with kerb appeal and has a driveway providing off road parking. Early viewings are highly recommended on this simply stunning home.









TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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