

**TO LET**

48, Bradshaw Street, Whelley, WN1 3UZ

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





## 48, Bradshaw Street, Whelley, WN1 3UZ

*Recently renovated two bed mid-terrace home located in the Whelley area of Wigan.*



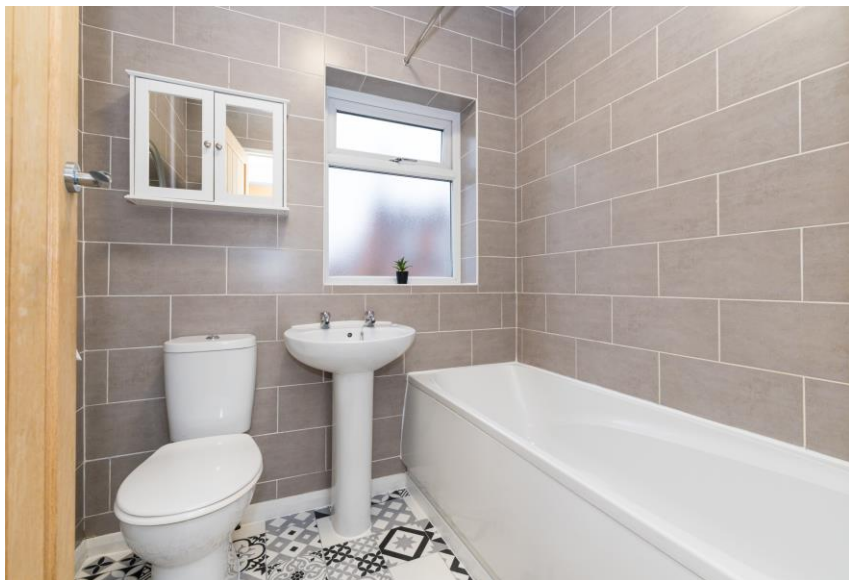
- Recently renovated mid-terrace home
- Modern fitted kitchen with cooker
- Family bathroom with shower over bath
- Close to schools and amenities
- Two good sized reception rooms
- Two double bedrooms
- Front & rear yards / on street parking
- SQ. FT.

Now available to let and located along a quiet and popular street in the Whelley area of Wigan sits this impressive mid-terrace home. Bradshaw Street has recently been refurbished giving it a modern and contemporary feel throughout along with spacious accommodation.

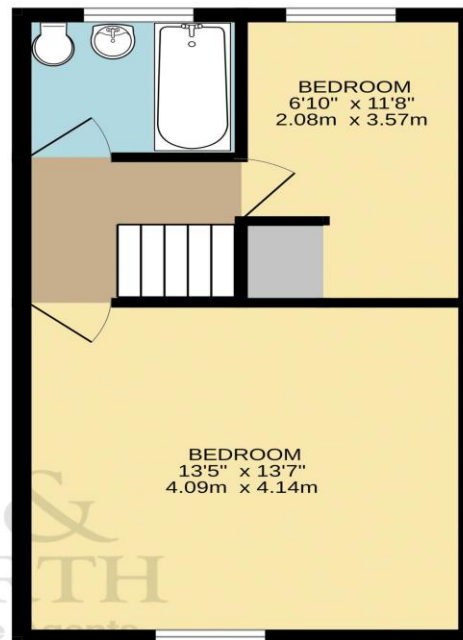
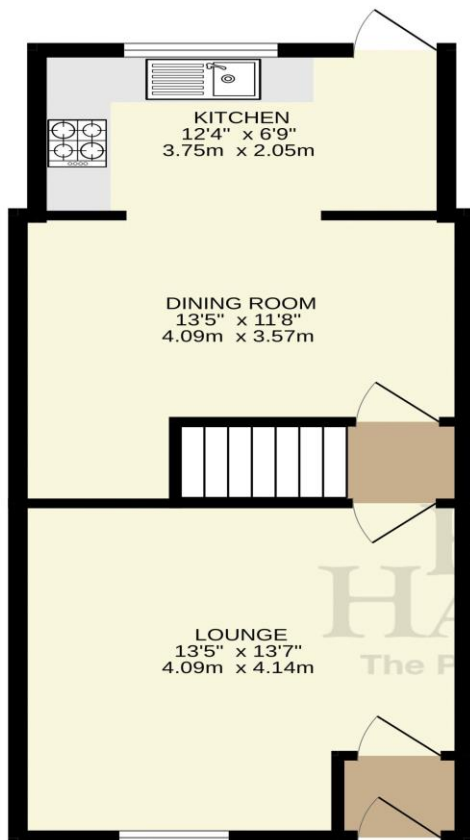
This excellent home offers easy access to Wigan town centre with all its amenities, bus and train station. It's also close to some outstanding schools for all ages and Haigh Country Park. In brief the property comprises of lounge / sitting room located to the front of the property, dining room to the rear and then a modern fitted kitchen offering a range of wall, base and drawer units. Up on the first floor there are two good sized double bedrooms and a modern family bathroom comprising of wc, sink unit and bath with shower over.

Externally Bradshaw Street has a walled and gated front yard with plenty on street parking. To the rear there is a low maintenance yard which is not overlooked. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its excellent finish and superb location.









TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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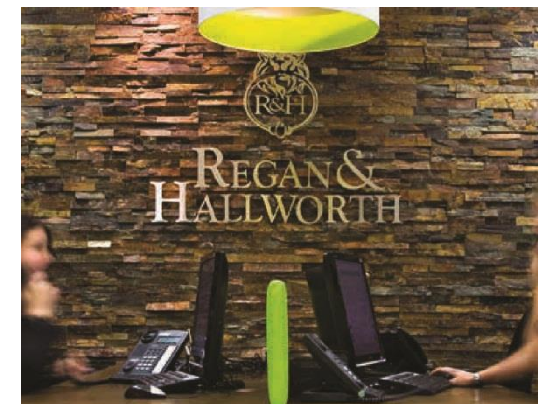
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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