

FOR SALE

4, Galwey Grove, Whitley, WN1 2RT

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

 ESTD
1996



4, Galwey Grove, Whitley, WN1 2RT

Beautiful 1950s detached period residence boasting exceptional gardens and prime location

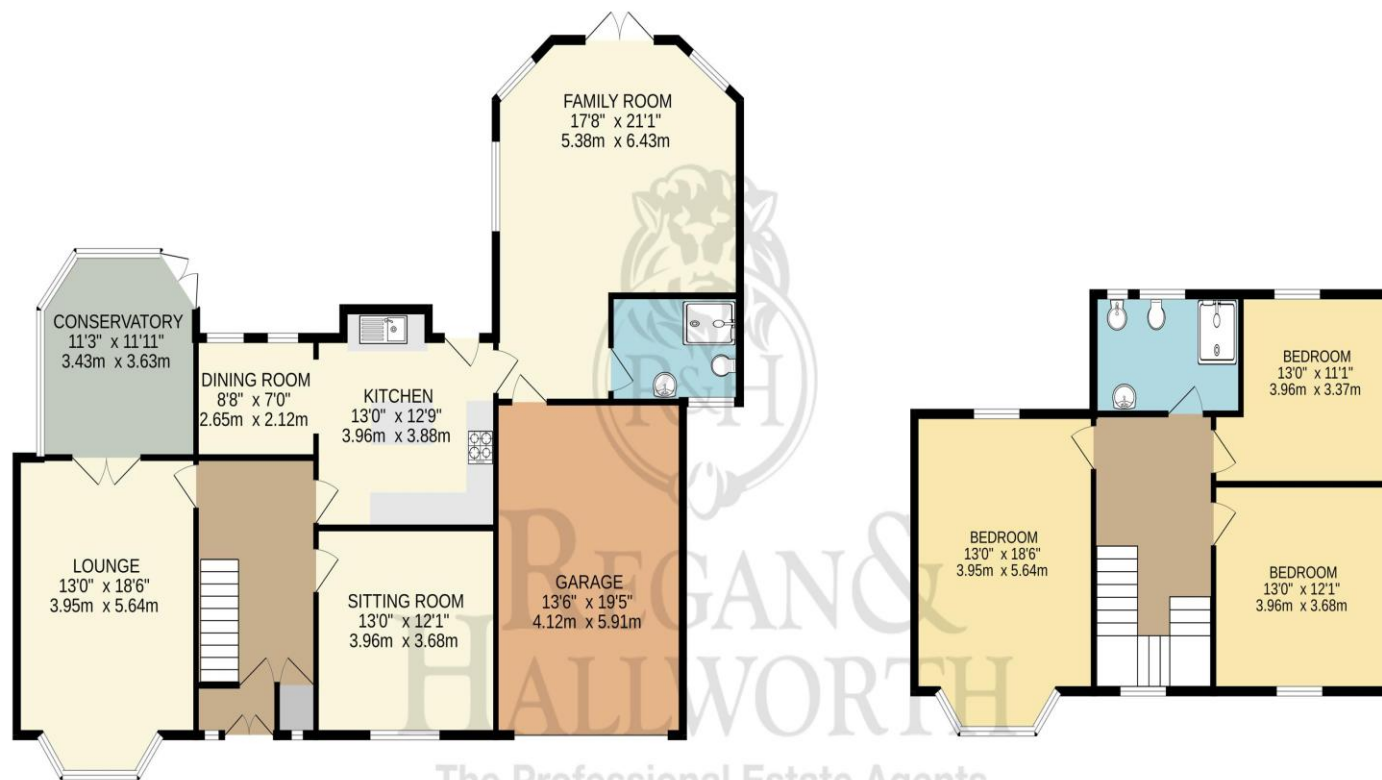


- Exceptional detached family home
- Three bedrooms / Two bathrooms
- Stylish newly updated kitchen diner
- 1/3 acre / Large integral garage
- Stunning fully landscaped gardens
- Luxury family room extension
- Two reception rooms & conservatory
- 2210 SQ.FT. / Freehold

Occupying a prime and highly secluded position in one of Whitley's most desirable addresses—this impressive detached residence sits within beautifully landscaped gardens extending to almost 1/3 acre. Properties in this exclusive setting rarely become available, presenting a unique opportunity to acquire a truly individual home in an exceptional location. The property is a striking 1950s detached house, set well back behind stunning gardens and offering immediate kerb appeal. It successfully blends period charm with stylish modern enhancements, with notable features including original leaded glass windows thoughtfully retrofitted into energy-efficient double glazing and a luxurious rear sun room extension. Further highlights include an elegant through lounge opening into a contemporary conservatory overlooking the side gardens with attractive westerly aspects, a formal sitting room, and a high-specification newly fitted kitchen with open-plan dining space. Arranged over two floors and benefiting from gas central heating throughout, the home provides generous and versatile living accommodation. The layout comprises a welcoming entrance hallway with cloakroom, a recently updated ground-floor shower room, a large integral garage plus three spacious double bedrooms and a well-appointed family bathroom to the first floor. The kitchen-dining area, sun room, and rear garden patios have been thoughtfully designed to flow seamlessly together, creating an outstanding space for both entertaining and family life. The kitchen itself is finished with quality Quartz worktops, a central island, and an excellent range of integrated appliances. The gardens, among the finest in the area, wrap around all four sides of the property and are particularly impressive and features mature trees and well-stocked shrub borders that provide exceptional privacy throughout the year. Distinct outdoor zones cater for all the family, including a superb raised terrace with a garden room or summer house. To the front, a driveway offers ample off-road parking and leads directly to the integral garage. Ideally located, the property falls within the catchment area for the outstanding Wood Field Primary School and is close to the picturesque Haigh Hall Plantations, offering hundreds of acres of scenic woodland. Available with no chain delay, early viewing is essential to fully appreciate the quality,







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TOTAL FLOOR AREA : 2210 sq.ft. (205.3 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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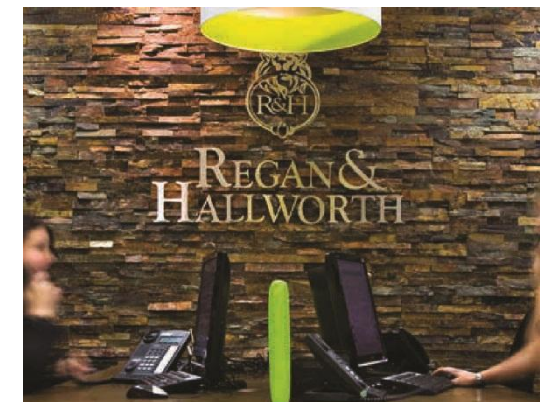
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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