

FOR SALE

46, Spencer Road West, Wigan, WN6 7HP



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Superb semi-detached home with excellent tucked-away position & no chain delay.



- Competitively priced semi-detached
- Excellent potential to upgrade
- Private position
- Available chain free
- 3 bedrooms / 2 reception rooms
- Envious corner position
- Large plot with extension possibility
- 935 SQFT

Offered to the market with the added benefit of no chain delay & brimming with potential, this well-appointed semi-detached home is enviably positioned along the highly prized Spencer Road West & rests conveniently close to Wigan Town Centre & its numerous amenities, transport links including two train stations plus the pretty Mesnes Park. Located right at the end of the road in a secluded corner position bordering mature trees, the setting here is excellent.

The home itself totals a generous 935 square feet of living space that provides considerable potential for any first time buyers seeking a home they can upgrade to their own specification. Representing excellent value for money for today's busy market, the home in brief comprises; an entrance hallway, lounge with bay window which opens into a dining room, plus a fitted kitchen (which has the potential to be knocked through to create a more open plan layout) with three bedrooms upstairs and bathroom suite.

Externally there are gardens to both the front and the rear, with the rear garden being large enough to accommodate further extensions, should clients wish. The home rests alongside mature trees which provide considerable privacy. All the windows here are low maintenance Upvc & the property is warmed by gas central heating. Early viewings are highly recommended to appreciate the potential on offer. No chain delay.







TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555

wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727

standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644

parbold@reganandhallworth.com



We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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