

FOR SALE

332, Whelley, Wigan, WN2 1DQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



332, Whelley, Wigan, WN2 1DQ

A handsome double-fronted period home with over 1,800 sq.ft. of family living



- Handsome double-fronted period home
- Two spacious reception rooms
- Ready to move into with further potential
- Walk to Haigh Hall, canal & local amenities
- Three generous double bedrooms
- Large bathroom with freestanding bath
- Private garden backing onto allotments
- Over 1,800 sq.ft. of living space

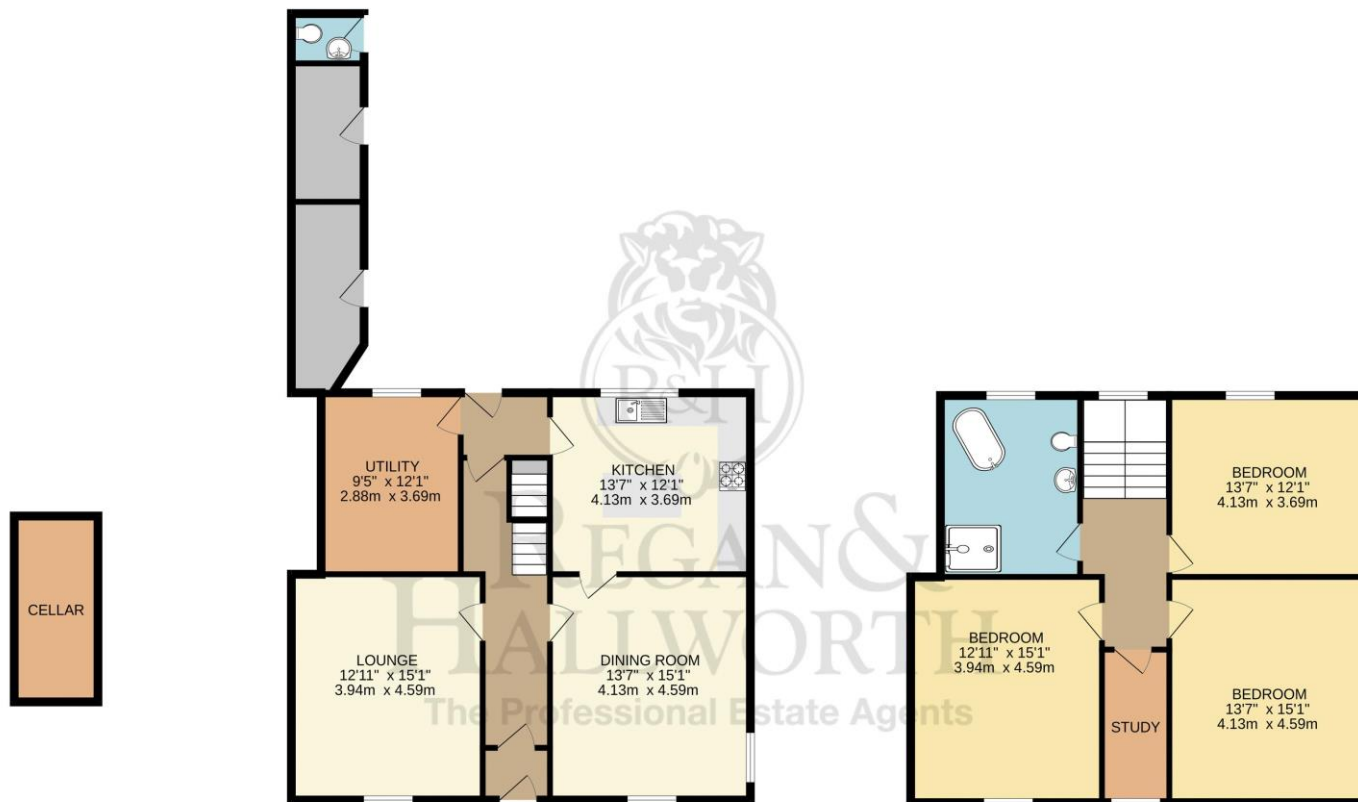
A handsome double-fronted period home brimming with character, impressive proportions and future potential, occupying a prime position in one of Whelley's most sought-after locations. Occupying a prominent position at the highly desirable upper end of Whelley, bordering Aspull, this striking double-fronted period residence immediately captures the eye with its timeless kerb appeal and elegant proportions. Extending to over 1,800 sq.ft., the property effortlessly combines original character, generous living spaces and exciting future potential. The current owners have undertaken a number of significant improvements in recent years, ensuring the home is beautifully presented, comfortable and ready for immediate occupation. Buyers can simply move straight in and enjoy from day one, while still benefiting from excellent scope for further sympathetic refurbishment and modernisation. It offers the perfect opportunity to personalise and enhance this charming home over time, adding your own style while preserving its wealth of original character.

Internally, high ceilings, well-proportioned rooms and an abundance of natural light create a wonderful sense of space throughout. Perfect for modern family living, the accommodation includes two impressive reception rooms, ideal for both relaxing and entertaining, together with a spacious kitchen and dining room complemented by a separate utility room. Upstairs, three generous double bedrooms continue the home's impressive proportions and are served by a large family bathroom, beautifully appointed with a freestanding bath and separate shower cubicle, creating a luxurious space to unwind.

Outside, the rear garden provides a peaceful and private setting, enjoying sunny north-westerly aspects and backing directly onto allotments, ensuring it is not overlooked. A range of useful outbuildings, together with a cellar, provide excellent storage and further versatility. The location is equally appealing. Situated within one of Whelley's most established residential areas, the property is within easy reach of excellent local amenities, highly regarded schools and everyday conveniences. Nature lovers will appreciate being just a short stroll from the Leeds & Liverpool Canal, Haigh Hall Plantations and Haigh Woodland Park, offering miles of scenic walks, woodland trails and outdoor pursuits. For commuters, the M61 motorway and Middlebrook Retail Park are both less than a 15-minute drive away, providing excellent connectivity across the North West.







TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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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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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