

FOR SALE

31, Walter Scott Avenue, Whitley, WN1 2RH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



31, Walter Scott Avenue, Whitley, WN1 2RH

Excellent detached family home in one of Whitley's most sought after spots



- Detached family home
- Ideal family purchase
- Driveway & detached garage
- Available chain free
- 3 bedrooms / 2 reception rooms
- Highly prized residential location
- Sunny, westerly rear plot
- 1151 SQFT

Enjoying a sunny, westerly rear aspect & located in a highly coveted area of Whitley, this well-appointed 3 bed detached family home is offered to the market with the added benefit of no chain delay & early viewings are highly recommended. Set across two floors & totalling a generous 1151 square feet of living space (including the garage), the property has been really well cared for over the years & would be perfect for any clients seeking a purchase they can put their own stamp on.

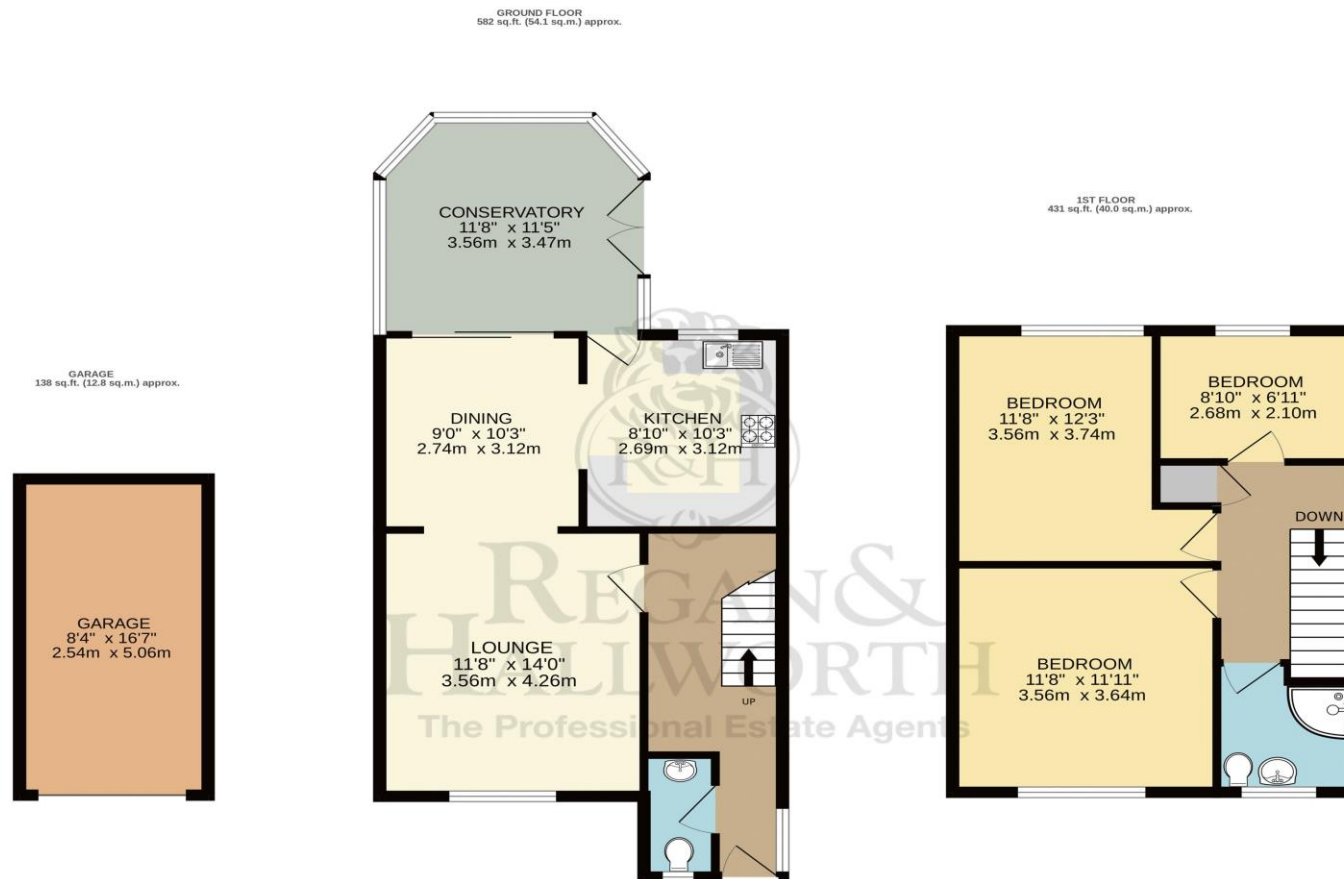
The ground floor in brief comprises a porch & hallway with wc / cloaks, a generous lounge through diner with feature fireplace & a separate fitted kitchen, which has the potential to be knocked through should clients wish. Beyond the dining room is a rear conservatory with pleasant views of the garden. Upstairs, there are three bedrooms (two of which are doubles) & a modern principal shower room.

Outside, the pretty rear garden is notably private & generously sized. The rear is lawned & enjoys a sunny westerly facing aspect & therefore lots of late summer sun. To the front, there is a garden & large driveway which leads through to the brick detached garage.

Located right in the heart of Whitley, this residential setting is one of the most highly prized within the Wigan area. These quiet & popular roads are conveniently located just a short walk from the Outstanding Wood Field Primary School, plus within close proximity to Wigan Town Centre, the vibrant village of Standish plus the picturesque Haigh Hall Plantations. The property is fully available with the added benefit of no chain delay. Viewings are essential.







TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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.
Made with Metropix ©2026



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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com