

3, Saltram Road, Highfield , WN3 6AB





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*A well appointed semi-detached true bungalow with sunny, westerly aspect & no chain delay.*



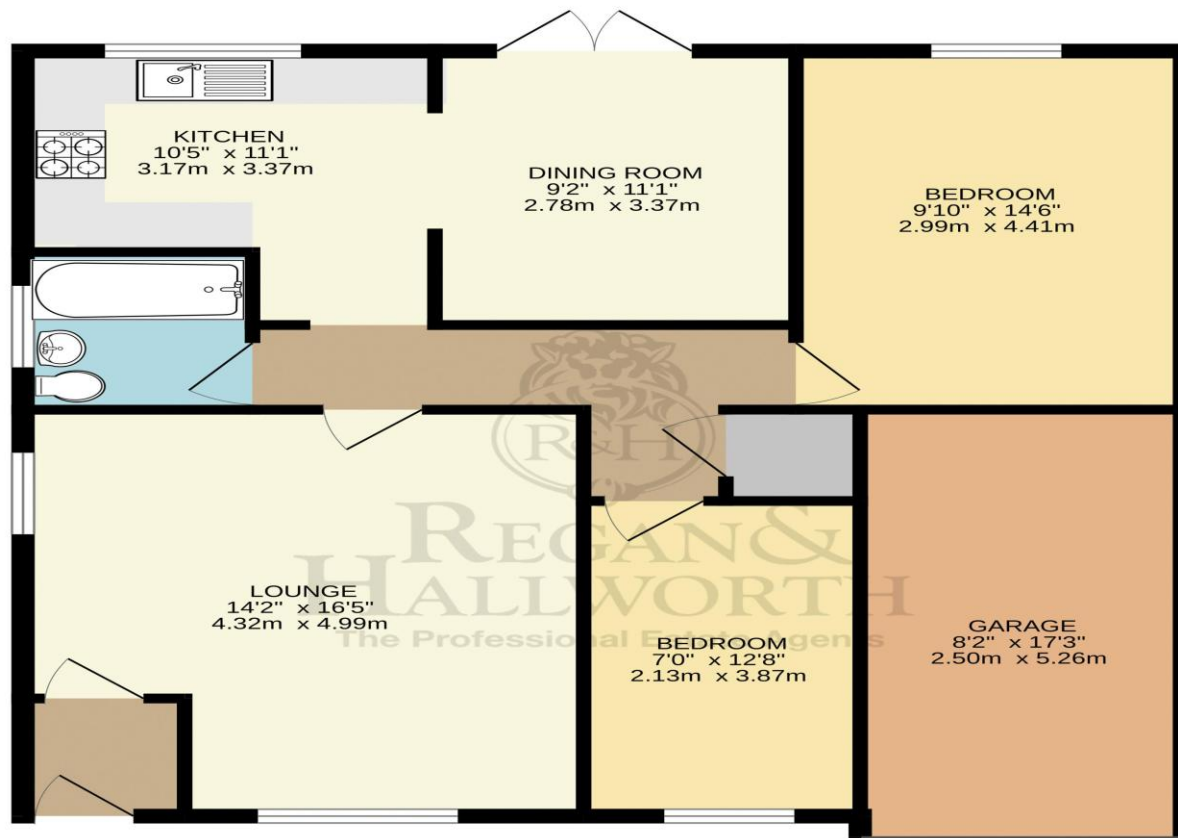
- Beautiful semi-detached true bungalow
- Highly prized residential setting
- Spacious rear garden
- Available chain free
- 2 bedrooms / 2 reception rooms
- Generous amount of floorspace
- Sunny westerly rear aspect
- 913 SQFT

Enviably positioned on a quiet & established residential setting & offered to the market with the added benefit of no chain delay - this well appointed & larger than average semi-detached true bungalow provides a generous 913 square feet of living space & would be ideally suited for any retired clients seeking the convenience of one floor living. Located on Saltram Road in highly prized area of Highfield, the bungalow conveniently rests close to numerous amenities including Robin Park, Wigan & Pemberton Town Centre, plus Pemberton Train Station. Internally the bungalow provides a flexible layout that incorporates a hallway, large main lounge, a modern kitchen & diner (which has been opened up from its original design to create a more contemporary layout) with patio doors that lead out onto the rear garden, there is a modern principal bathroom, plus two bedrooms (one of which has been freshly plastered, floored and decorated). Externally the plot here is another key feature of the bungalow; the rear is private, easy to maintain & has a lawn plus large patio area for sitting out & enjoying the westerly aspect. There is also ample room here to extend, should clients wish without compromising on outdoor space. To the front is a spacious driveway which leads to the integral garage. The property is warmed by gas central heating & the boiler is relatively new, plus the doors & all the windows are just 12 months old. Viewings are essential on this excellent true bungalow. No chain delay.









TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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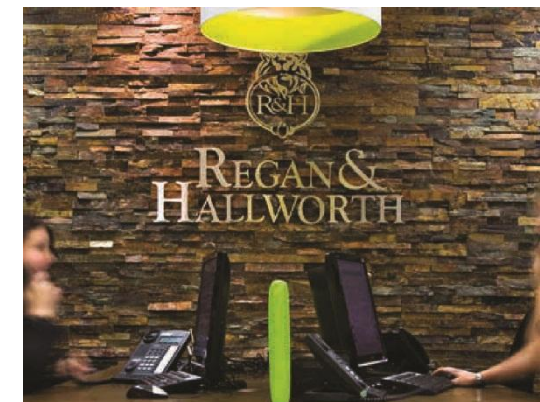
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com