

60, Ashbourne Avenue, Wigan, WN2 1HN

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

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60, Ashbourne Avenue, Wigan, WN2 1HN

A rare detached bungalow with huge potential, generous corner plot and large garage



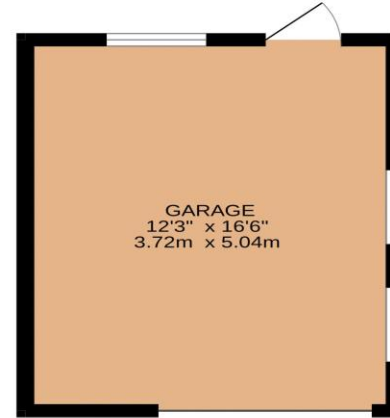
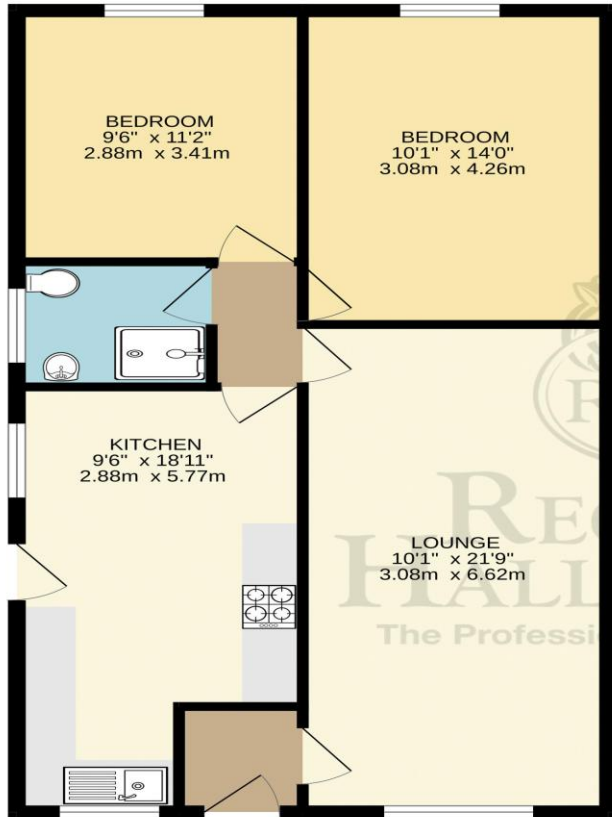
- Highly sought after detached bungalow
- No chain delay & fantastic scope
- Full rewire, new ceilings & spotlighting
- Two double bedrooms
- Spacious accommodation
- Spacious 21ft living room & kitchen diner
- Newly fitted kitchen
- 900 SQ.FT.

Rarely do detached bungalows become available within this highly sought-after part of Whelley, especially along the upper section of Ashbourne Avenue where properties of this style are few and far between. Occupying a superb corner plot with generous gardens extending to the front, side, and rear, this spacious true bungalow presents an exciting opportunity for buyers seeking a home with excellent potential in a well-established residential setting. The property enjoys an impressive frontage with a large block-paved driveway providing ample off-road parking, alongside a larger-than-average garage — ideal for hobbyists, storage, or those requiring additional workspace. Internally, the bungalow offers a well-proportioned and versatile layout, highlighted by a substantial 21ft living room and a spacious kitchen diner, recently upgraded with a stylish newly fitted kitchen. Both bedrooms are privately positioned to the rear of the home and are generous doubles, complemented by a good-sized bathroom. In recent months the property has undergone several significant improvements, including a full rewire to both the bungalow and garage, new ceilings and contemporary spotlighting to the kitchen and lounge, and the installation of a new gas boiler, ensuring the home benefits from modern and efficient essentials already in place. While some cosmetic updating and general finishing works are still required, the bungalow offers a superb blank canvas for a purchaser to personalise and enhance to their own tastes. The gardens, which have previously been landscaped with attractive patios and block paving, also offer huge potential with a little care and attention. Available with no onward chain, this is a fantastic opportunity to acquire a rarely available detached bungalow with outstanding potential, generous outside space, and a prime Whelley location close to shops, amenities, transport links, and local countryside walks.





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TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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