

**FOR SALE**

50, Havenwood Road, Whitley, WN1 2PA

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

ESTD  
1996



## 50, Havenwood Road, Whitley, WN1 2PA

*Stunning modern detached home on highly coveted development*



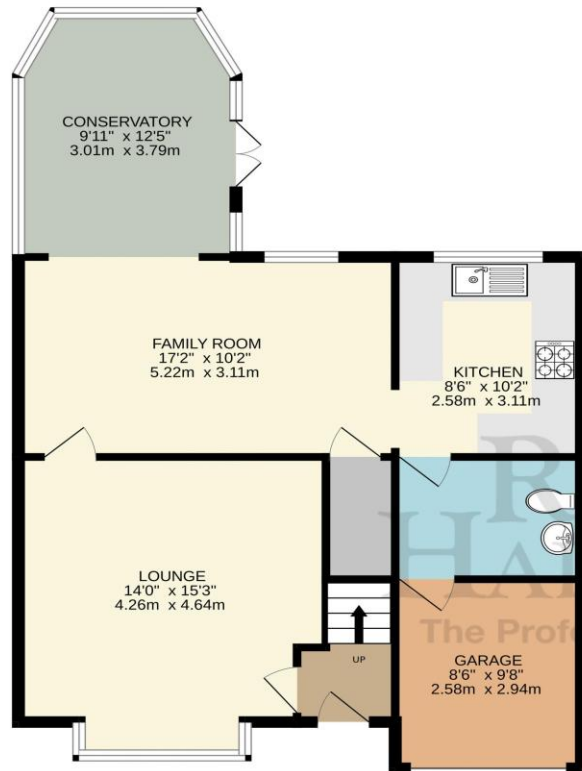
- Stunning detached family home
- Stylish fitted kitchen
- Beautiful landscaped garden
- Highly prized modern development
- 4 bedrooms / 2 reception rooms
- Lovely conservatory with insulated roof
- Improved remodelled design
- 1335 SQFT

Enviably located on the highly coveted Whitley estate at the end of Havenwood Road within a quiet cul-de-sac section of the development itself - this impeccably presented 4 bed detached house is in one of the best locations in Wigan and offers superbly presented accommodation which has been much improved by the current owners over recent years. The home is set over two floors and extends to an impressive 1335 sq ft of impeccably presented living accommodation that has benefited from newly installed windows, smart high-quality flooring, a superb insulated roof on the conservatory & some clever remodelling of the layout. The result is a really impressive turn-key home that in brief comprises; a hallway, elegant bay fronted lounge with a feature fireplace, a spacious rear sitting room which in turn flows seamlessly into the contemporary conservatory with insulated roof. Beyond the sitting room is a high spec fitted kitchen which is finished with quality quartz worktops, high gloss units and a range of integrated appliances. Our clients have partitioned a section of the garage to create a utility area with WC, plus there is access into the garage with electric door. Upstairs there are four bedrooms all arranged around a spacious landing area with the master benefiting from a stylish modern en-suite and there is a stunning tiled principal bathroom suite. Externally, there are gardens to the front and rear, with the rear in particular being a real highlight, boasting a superb & spacious Indian Stone patio with synthetic lawn and mature, stocked borders. To the front the home is absolutely brimming with kerb appeal, plus there is a large driveway for off road parking. Locally the property conveniently sits just a short walk to the outstanding Wood Field Primary School & the area's numerous amenities, shops and eateries plus the picturesque Haigh Hall Plantations. Early viewing is highly recommended on this superb detached family home.

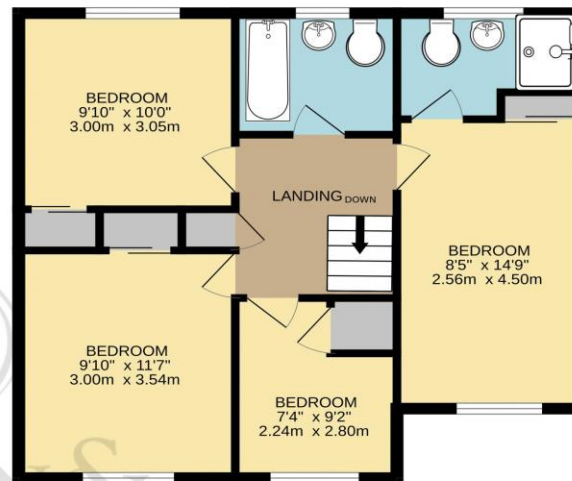




GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.  
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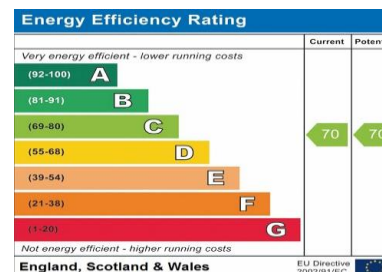


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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances 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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