

FOR SALE

5, Ashby Road, Hawkley Hall, WN3 5NE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Ashby Road, Hawkey Hall, WN3 5NE

Beautifully upgraded family home designed for modern living



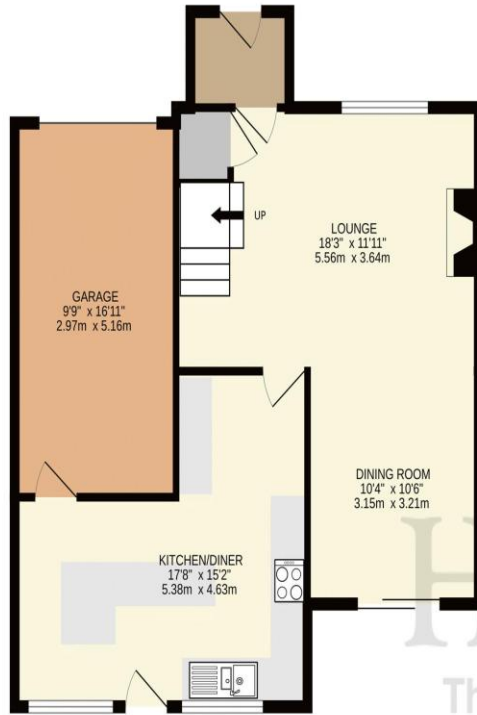
- Sought-after Hawkey Hall location
- Stylish open-plan layout for modern living
- Lounge with media wall & LED feature fire
- Private garden with patio & covered seating
- Extended 3-bedroom semi-detached home
- Contemporary kitchen with large island
- Converted attic offering versatile extra space
- 1325 SQ.FT.

Set in the heart of Hawkey Hall, this beautifully upgraded three-bedroom semi-detached home offers an impressive blend of style, space and modern family living. Thoughtfully extended and enhanced, it delivers far more than first meets the eye, with over 1,300 square feet of internal living space featuring a superb open-plan layout designed for both everyday life and entertaining. At the heart of the home is a striking contemporary kitchen, complete with a large bespoke island that naturally becomes the social hub, flowing seamlessly into generous dining and family areas. The inviting lounge, featuring a sleek media wall and LED fire, provides the perfect place to unwind, while the overall design creates a bright, connected and versatile living environment. Upstairs, three well-proportioned bedrooms are complemented by a stylishly refurbished family bathroom, while a converted attic adds valuable additional space, ideal for a home office, playroom or guest area. Outside, the property continues to impress with off-road parking for multiple vehicles to the front and a well-sized rear garden with patio and covered seating area, perfect for relaxing or entertaining year-round. Warmed by gas central heating and fully double glazed, this is an energy-efficient home. Move-in ready and finished to a high standard throughout, this is a home designed to suit modern lifestyles with ease.

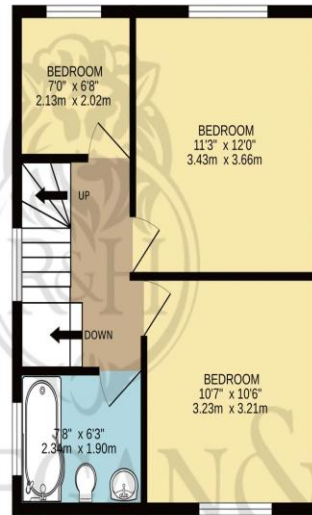




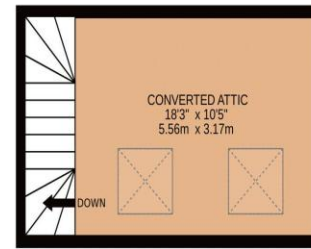
GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
190 sq.ft. (17.6 sq.m.) approx.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

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

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





REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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



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