

FOR SALE

45, Parsons Walk, Wigan, WN1 1RU

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 45, Parsons Walk, Wigan, WN1 1RU

*Astonishing example of a wonderfully finished period home.*



- Wonderful Edwardian home
- Bursting with period detail
- Stunning kitchen diner
- Astonishing amount of floorspace
- 4 bedrooms / 2 reception rooms
- Superior elegant finish
- Beautiful open views to the rear
- 2008 SQFT

Enjoying a wonderful setting overlooking the pretty Mesnes Park to the front & benefiting from lovely aspects of Wigan Cricket Ground to the rear - this totally unique Edwardian home is absolutely brimming with kerb appeal & immediate viewings are essential. Perfectly balancing stylish, modern interiors with beautiful period features & providing a very substantial 2008 square feet of living space - this magnificent Edwardian home is set across two floors of genuinely impressive living space that has been expertly modernised over recent years. Great care has been taken here to sympathetically retain the period feel of the home. Large open rooms are complimented effectively by the high coved ceilings, feature bay windows and the pretty, encased stained glass & elegant panelled walls. It is the quality of fixtures and fittings that really set this superb home out from the crowd & any buyers seeking a turnkey home that they can simply move into, should take a much closer look. The ground floor in brief comprises; a large welcoming hallway, off which are two generously sized reception rooms. The front lounge boasts an impeccable coved ceiling, a feature bay window that bathes the room in lots of natural light & a pretty fireplace. The rear sitting room is similarly impressive with a feature panelled wall and custom-made floor to ceiling bi-folding doors that bathe the room in lots of natural light. Between the two reception rooms is one of the property's real stand out features - the superb, open plan dining kitchen. Finished with a range of integrated appliances, quartz worktops & smart shutter blinds on the windows - this cleverly remodelled space is the perfect area for families and entertaining, alike. Beyond the kitchen is a useful utility room with wc / cloaks. Upstairs, the property provides 4 beautifully presented double bedrooms plus a quality 4-piece family bathroom suite with free standing bath. The superior master suite boasts a partitioned broken-plan design with its own stylish en-suite. Externally, there is a pretty, terrace garden with stocked beds & an excellent timber garden room - currently used as a bar, plus there is a brick store too. The rear enjoys lovely views plus a sunny, south-westerly aspect & therefore lots of late afternoon sun. Early viewings are highly encouraged on this superb Edwardian home.

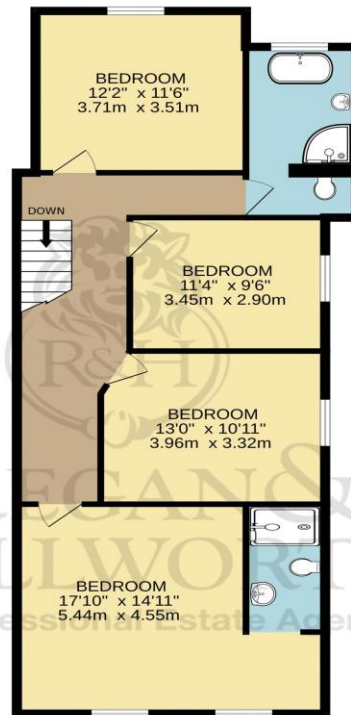




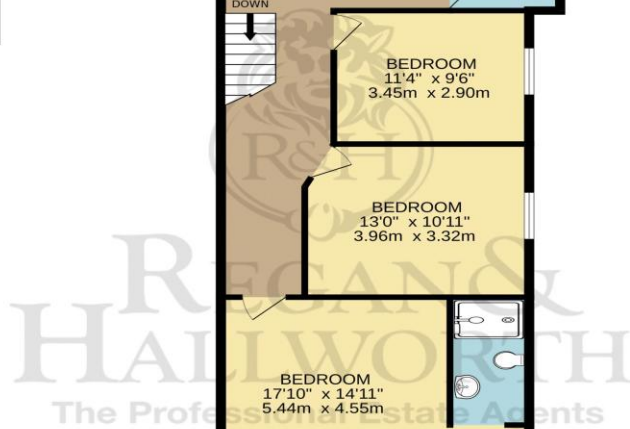
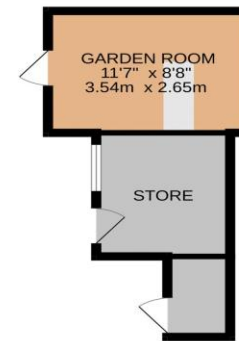
GROUND FLOOR  
926 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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**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



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**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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