

TO LET

1, Wynard Avenue, Whelley, WN1 3NS

REGAN & HALLWORTH
The Professional Estate & Letting Agents



1, Wynard Avenue, Whelley, WN1 3NS

Excellent three bed detached home located in the Whelley area of Wigan.



- Superb detached family home
- Well equipped fitted kitchen / utility
- Family bathroom with shower
- Close to schools and amenities
- Large open plan lounge / dining
- Two double / one single bedroom
- Large gardens and driveway
- 725 SQ. FT.

Now available to let and located along a quiet road in the popular area of Whelley is this impressive detached home. Wynard Avenue has been finished to a good standard, offering spacious accommodation set over two floors, along with private gardens and a driveway. This excellent family home offers superb access to local amenities and the town centre, including the bus and train stations. It is also ideally located for well-regarded schools, Haigh Country Park, and several major motorway networks. In brief, the accommodation comprises a spacious entrance hallway leading into a large open-plan lounge/dining room, featuring a bay window to the front and double patio doors to the rear. There is a well-equipped fitted kitchen offering a range of wall, base, and drawer units, with convenient access to a utility room. Up on the first floor, there are two large double bedrooms - one to the front and the second to the rear - alongside a third single bedroom. These are served by a family bathroom comprising a sink unit, W.C, and a corner shower unit. Externally, Wynard Avenue boasts a large driveway to the front with a walled garden and a low-maintenance faux lawn. To the rear, there is a private and secure garden featuring a brick storage shed and a further faux lawn surrounded by mature hedges for added privacy. Internal inspection is highly recommended to fully appreciate the property's size and excellent location.







TOTAL FLOOR AREA : 725 sq.ft. (67.4 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.



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

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

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

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com