

14, Hillside Close, Wigan, WN5 7PL



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A newly renovated 3 bed home with stunning open plan living dining kitchen & south facing gardens



- Newly renovated semi-detached
- Stunning living dining kitchen
- 3 beds & brand new bathroom
- No onward chain
- Extended living space
- South-facing garden
- Off road parking for 3 cars
- 923 SQ.FT.

From the moment you step inside, it is immediately apparent that this impressive three-bedroom semi-detached home has been transformed with a clear focus on contemporary style, quality and modern family living. Having been fully renovated and thoughtfully extended, the property now provides approximately 923 square feet of beautifully presented accommodation, combining characterful original features with a fresh, design-led interior. The result is a home that feels both stylish and practical, with every room carefully considered for modern-day living.

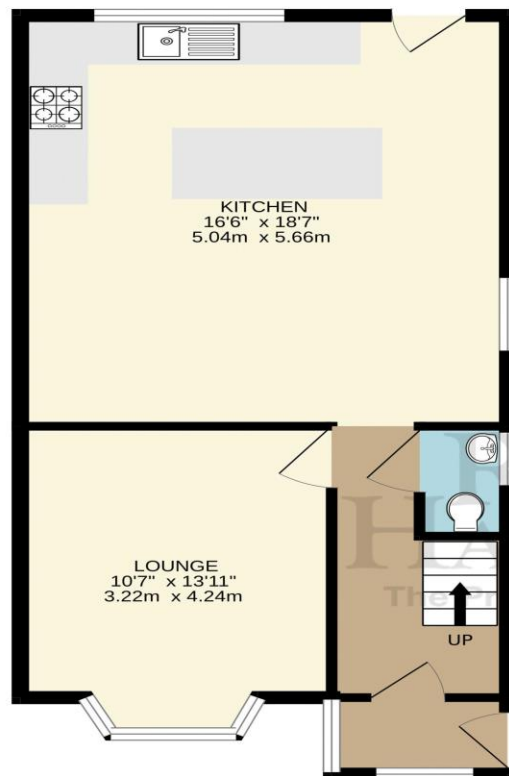
At the heart of the property is the stunning full-width rear extension, creating a superb open-plan kitchen, living and dining environment. The sleek newly fitted kitchen forms a real focal point, centred around a stylish island and designed to flow effortlessly into the adjoining dining and living areas. Whether it is relaxed family breakfasts, evening drinks with friends or larger gatherings, this is a space designed to be lived in and enjoyed. To the front, the separate living room provides a more intimate space, featuring a bay window and attractive feature fireplace, while a contemporary ground floor WC adds further convenience. Upstairs, there are three well-proportioned bedrooms, including two spacious doubles and a good-sized third bedroom, making the layout particularly versatile for families, guests or those working from home. Completing the accommodation is a brand-new fully tiled bathroom, finished with contemporary fittings and an illuminated mirror. The attention to detail continues outside.

The property occupies a generous overall plot, with a notably large rear garden enjoying a sunny south-facing aspect, providing excellent natural light and sunshine throughout the day. A new lawn will further enhance the garden, creating an inviting outdoor space for summer entertaining, children and relaxing. To the front, a private driveway provides valuable off-road parking, while the property also benefits from low-maintenance uPVC windows and a recently replaced, highly efficient boiler. Situated within a notably quiet residential setting, the location combines a peaceful environment with excellent everyday convenience. The centre of the village, local shops, amenities and highly regarded schools are all within easy reach, whilst excellent transport links provide straightforward access to surrounding towns and major commuter routes.

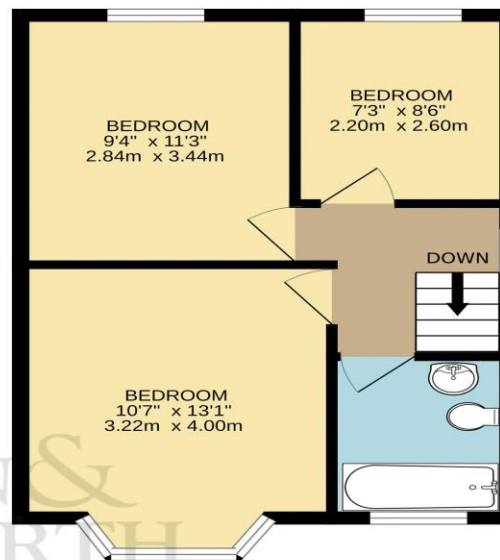




GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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