

FOR SALE

5, Woodlands Park Close, Wigan, WN1 2SD

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

 ESTD  
1996



## 5, Woodlands Park Close, Wigan, WN1 2SD

*Substantial executive detached home with wonderful corner plot & waterside setting.*



- Stunning executive detached family home
- Highly prized exclusive development
- Set across three floors
- 1/3 acre overall plot
- 5 bedrooms / 4 reception rooms
- Astonishing amount of floor space
- Wonderful secluded position
- 3377 SQFT

Enviably tucked away in a highly coveted and exclusive development of just 15 houses, Woodlands Park Close is a prestigious, tree-lined, and gated community conveniently located on the Haigh/Wigan border - a setting where houses seldom come available. Boasting what is comfortably the best position on the close, nestled right in the corner of the development and benefiting from complete privacy and seclusion, the home rests alongside the River Douglas and occupies the largest plot, which extends to approximately 1/3 acre. The property has undergone various alterations since it was built, improving considerably on what was already a very impressive home. A full-width vaulted ceiling extension to the rear has cleverly improved the layout and added precious living space downstairs; additionally, a fantastic full loft conversion has created a luxury master bedroom with a beautiful en-suite. The result, both inside and out, is an exceptional modern living space that provides a luxury finish set across three floors and some 3,377 sq. ft. of living space. Over recent years, notable additions such as new flooring throughout, general upgrading, and a completely new underfloor heating system downstairs have helped elevate the property further.

The decor throughout is light and modern. The home briefly comprises: a large welcoming hallway providing access to a cloaks/WC; a beautiful 27ft main lounge with a feature bay window; and a stunning vaulted ceiling dining/sitting room with French doors that open onto the garden. The kitchen itself is a stylish, bespoke kitchen diner complete with granite worktops, a range of quality integrated appliances, spot lighting, and superb, contemporary blue and grey units, with access through into a useful rear utility room and study. Upstairs is equally impressive, with four double bedrooms located on the first floor. Three of these benefit from ensuites and fitted units, plus there is a simply stunning principal bathroom suite. To the second floor is the exceptional master bedroom, which utilises the full width of the loft space and boasts Velux windows, a dressing room with fitted units, and a beautiful en-suite.

Externally, the position of the property is key; tucked right in the corner of the development with a plot that extends to the front, side, and rear. Professionally designed and landscaped, the garden is notable for its privacy due to mature trees and screening. Because of its size, it enjoys sun all day (the rear is just off-west and benefits from late afternoon sun). The rear and side boast a beautiful Indian Stone patio that provides numerous seating areas, and the gardens rest adjacent to the pretty River Douglas, creating a peaceful waterside aspect that is rare on modern-style developments. To the front, the home enjoys considerable frontage via a large garden and a spacious block-paved driveway, providing ample off-road parking for numerous cars and leading to an integral garage. Locally, whilst the immediate surroundings are a peaceful woodland setting within the beautiful Haigh Plantations, the convenience of being a short drive to Wigan Town Centre and its various shops and amenities—plus some outstanding schools—are all within easy reach. Furthermore, picturesque canal side walks are just a stone's throw away, as is the beautiful Haigh Hall Country Park. Early viewings are essential on this exceptional executive detached home.

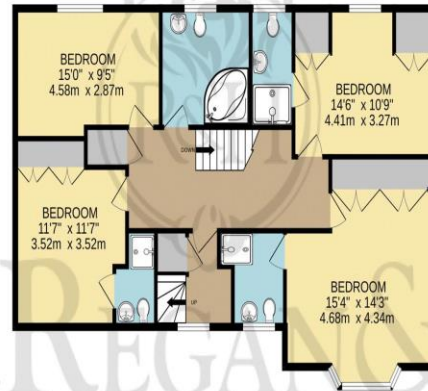




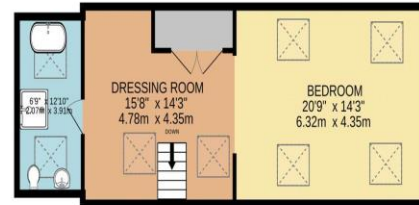
GROUND FLOOR  
1722 sq.ft. (160.0 sq.m.) approx.



1ST FLOOR  
1048 sq.ft. (97.4 sq.m.) approx.



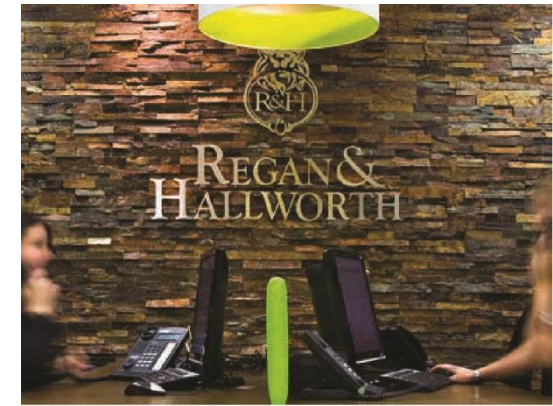
2ND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3377 sq.ft. (313.7 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**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

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

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



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