

FOR SALE

212, Whelley, Whelley , WN2 1BJ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD 1996



## 212, Whelley, Whelley , WN2 1BJ

Impressive three bed period semi-detached family home located in the Whelley area of Wigan.



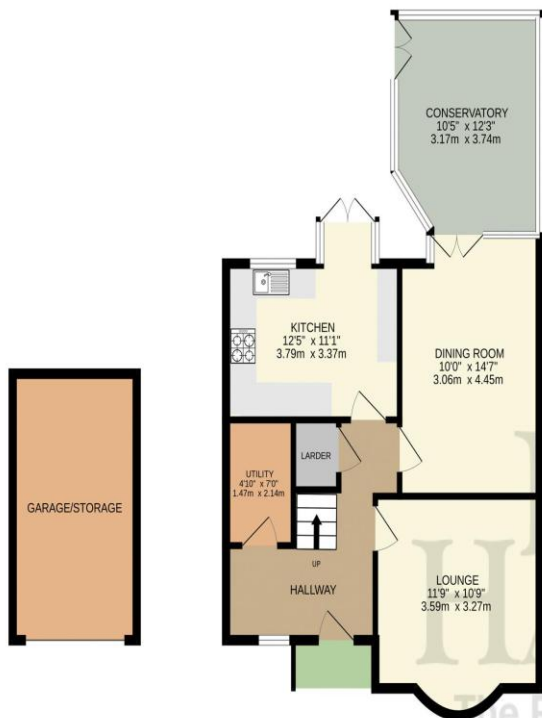
- Exceptional period semi-detached home
- Newly fitted modern kitchen / appliances
- Family bathroom and en-suite
- Close to schools and amenities
- Excellent sized reception rooms
- Three good sized bedrooms and office
- Large gardens and driveway
- 1584 SQ. FT.

Now offered for sale is this stunning and extended, three-bedroom, bay-fronted traditional semi-detached family home. Situated in the popular area of Whelley, the property boasts easy access to Wigan town centre with all its amenities, as well as local bus and train stations. It is also well-positioned for access to Aspull, excellent schools for all ages, and is just a short drive from several major motorway networks. Internally, the property has been finished to an excellent standard, offering spacious accommodation set over three floors. It occupies a larger-than-average plot featuring an extensive garden and a generous driveway. To the front, a storm porch leads into a large entrance hallway with access to the stairs and a great-sized utility room. To the front of the property is an inviting lounge/sitting room featuring a characterful bay window and fire. Double doors lead from here into a large dining room, which further opens into a conservatory. The modern, newly fitted kitchen is positioned to the side of the property and offers a range of wall, base, and drawer units alongside integrated appliances. On the first floor, there is a large double bedroom to the rear with an en-suite shower room, a second double bedroom to the front with a bay window, a modern family bathroom, and a great-sized study/home office with stairs leading to the second floor. The second-floor landing opens into a spacious double bedroom illuminated by two large windows. Externally, the property features a large driveway and a raised, low-maintenance front garden. To the rear, there is an extensive landscaped garden, which includes a lawned area, a patio, a pond, and a range of useful sheds. Internal viewing is highly recommended to truly appreciate the deceptive size, high-quality finish, and excellent location of this stunning family home.





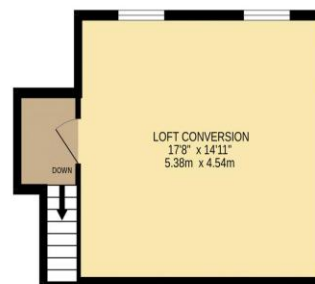
GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



2ND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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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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