

FOR SALE

2, Riley Lane, Haigh, WN2 1LE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



2, Riley Lane, Haigh, WN2 1LE

Stunning, high spec detached bungalow with 1 / 3 acre plot & wonderful views



- Exceptional detached bungalow
- Luxury, high spec finish throughout
- Superb, rural setting
- Substantial 1 / 3 acre plot
- 3 bedrooms / 2 reception rooms
- Large loft with renovation potential
- Wonderful open views
- 1834 SQFT

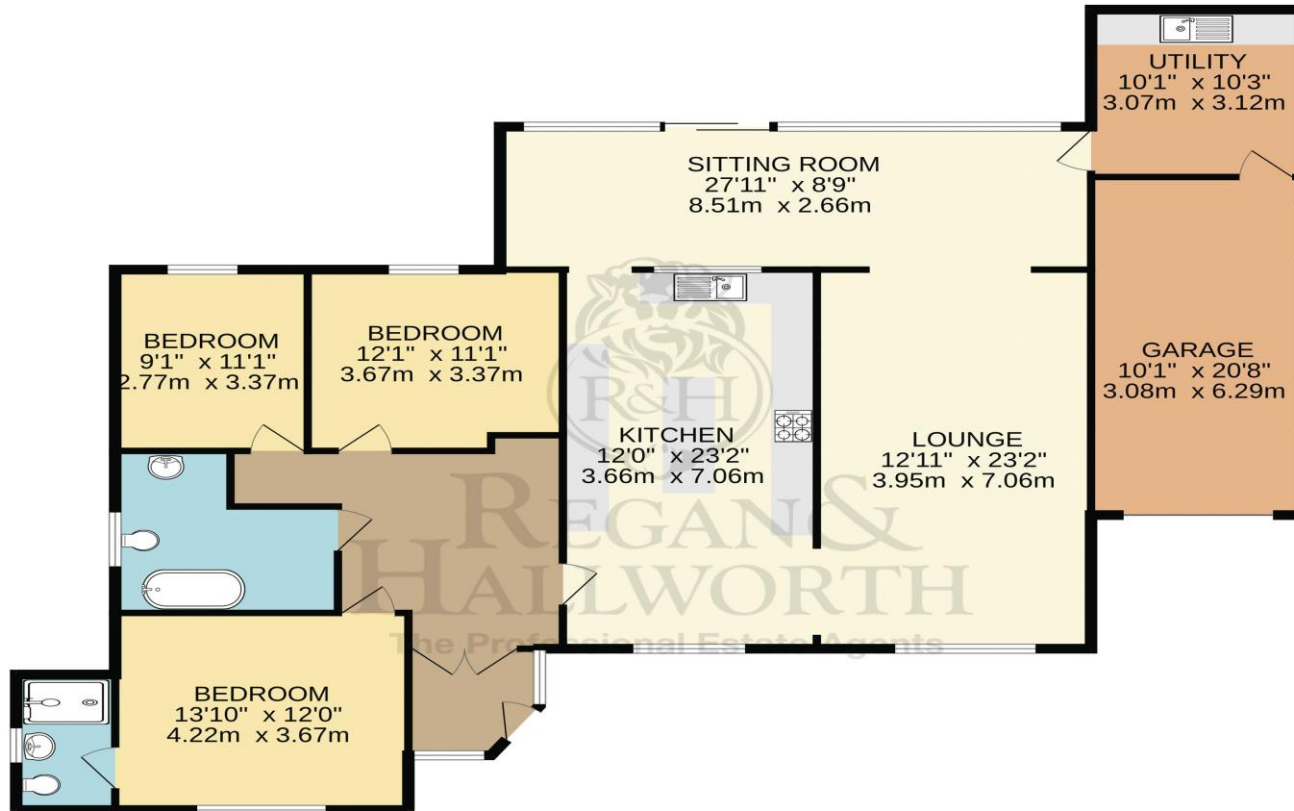
Enjoying a prominent main road position along the prestigious Riley Lane in rural Haigh & enjoying exceptional open aspect views across farmland and rolling countryside - this simply stunning, individual detached true bungalow must be viewed internally to be fully appreciated. The property itself totals a deceptive 1834 square feet of well planned, beautifully presented living space that has been expertly upgraded, extended & renovated by the current owners & simply must be viewed internally to be fully appreciated. The bungalow also boasts a notably large & open loft space too, therefore offering considerable potential to be extended further upstairs & creating an even larger family home. The property has recently benefited from an exacting scheme of renovation throughout which included knocking the property back to brick, a full new re-wire, all new floorings, doors etc plus some clever remodelling of the living space.

The home now offers a wealth of impeccably presented space that in brief comprises; a main entrance hallway which services three generous bedrooms, with the master boasting a sleek en-suite plus there is a luxury, high spec family bathroom with stunning marble tiling. The main living areas provide; an elegant & spacious lounge, a stylish open plan kitchen diner with quality quartz worktops, central island unit plus a range of integrated appliances. Beyond the kitchen & lounge is a superb vaulted ceiling extension with extensive glazing & wonderful open views of the garden & beyond. There is also a useful utility room and access into the garage. Externally, the plot extends to 1 / 3 acre & is particularly impressive.

The home is absolutely brimming with kerb appeal, with the landscaped rear garden boasting a beautiful Indian Stone patio area for sitting out & enjoying the breathtaking views & sunny westerly aspect. To the front there is a generous driveway with lovely cobble sets offering ample off road parking and leading to the attached garage. Locally, the property is conveniently positioned for excellent M61 access. The picturesque walks through Haigh are on the property's doorstep, as are Aspull's excellent Primary Schools, amenities & new doctors surgery. Viewings are essential to appreciate the home on offer. No onward chain.







TOTAL FLOOR AREA : 1834 sq.ft. (170.4 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.
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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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