

FOR SALE

22, Ellesmere Road, Pemberton, WN5 9LA

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 22, Ellesmere Road, Pemberton, WN5 9LA

*Substantial 3 bed traditional terrace with good sized rear garden*

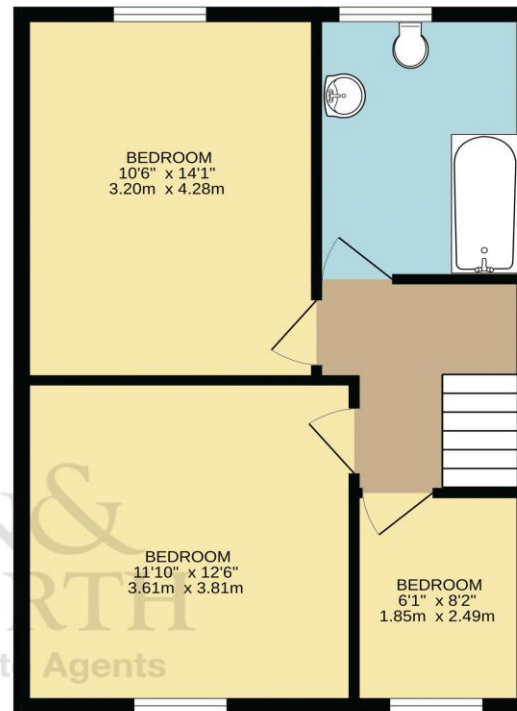
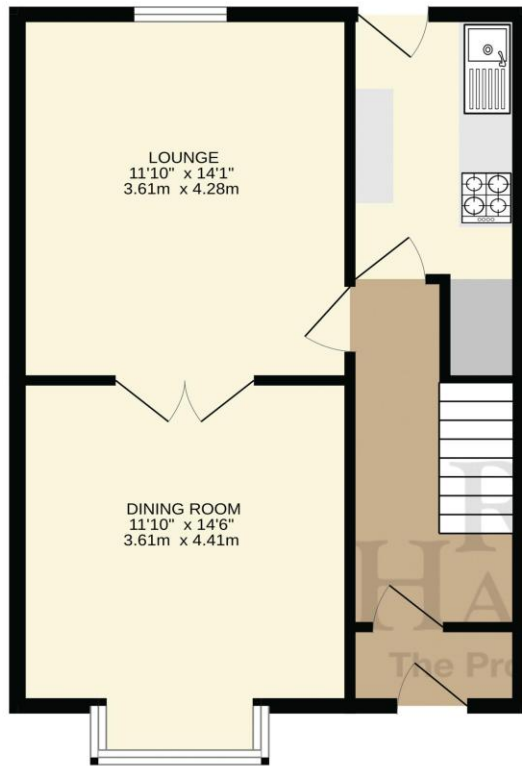


- Large 3 bed terrace house
- Off road parking to rear
- Gas central heating
- Two reception rooms
- Good sized rear garden
- Attractive traditional layout
- Double glazing
- 963 SQ.FT. / No chain delay

Situated in a prime and highly sought-after position on Ellesmere Road, this substantial 3 bedroom traditional terraced home enjoys a convenient setting ideal for access to a wide range of local amenities in both Pemberton and the popular Robin Park Retail Park. Excellent motorway and rail links are also close at hand, making this an ideal choice for commuters. The property itself offers generous, well-proportioned accommodation with a practical and flowing layout, perfectly suited to the needs of a growing family and providing an excellent blank canvas, allowing purchasers the opportunity to personalise and enhance the space to create a truly impressive long-term family residence. Viewing is highly recommended to appreciate the high potential on offer and will reveal large rooms with high ceilings comprising a welcoming entrance hallway with spindle staircase to 1st floor, two formal reception rooms, fitted kitchen, three bedrooms and a family bathroom. Other benefits include full double glazing and gas central heating throughout. To the rear is a good-sized, private garden featuring a patio area, artificial lawn, outbuilding and gated access to a hardstanding/driveway providing valuable off-road parking. Offered for sale with no onward chain, this is a superb opportunity to acquire a spacious home in a highly desirable location.







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TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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**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



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.

-  @reganhallworth
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-  @reganandhallworth
-  @reganhallworth

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