

144, Montrose Avenue, Wigan, WN5 9XJ



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Great sized one bed bungalow located in the Norley Hall area of Wigan.



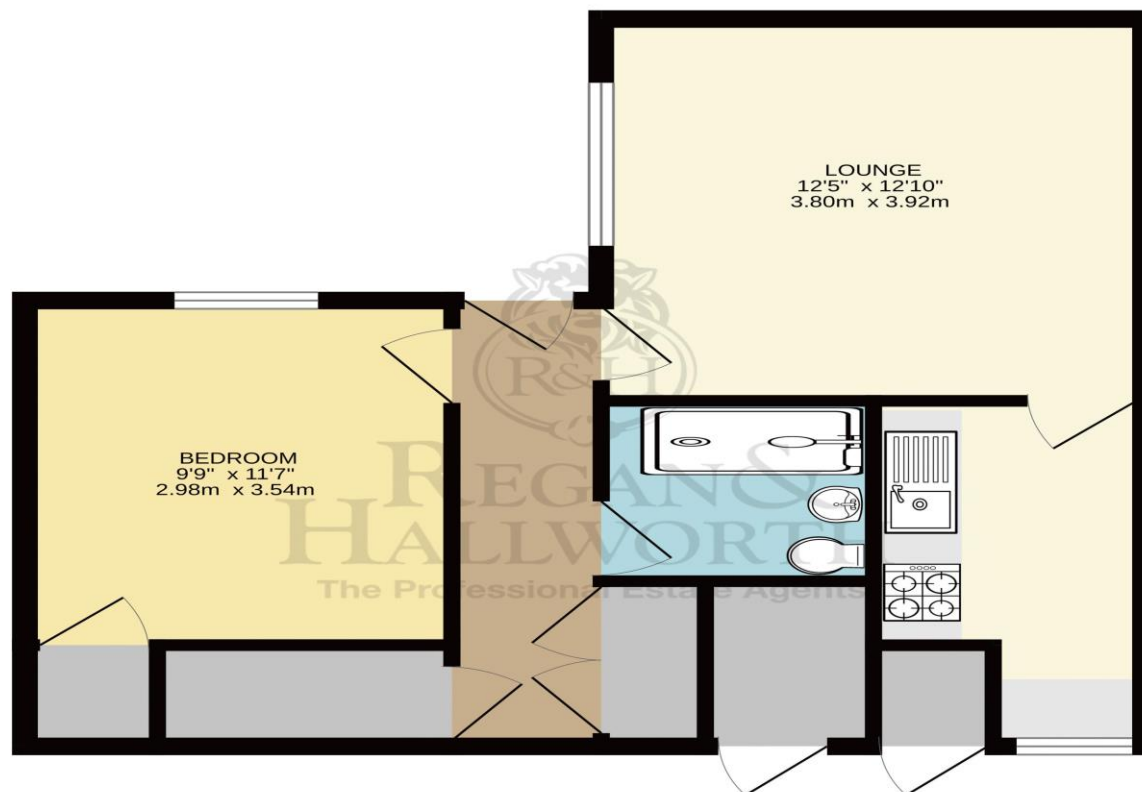
- Good sized mid-bungalow
- Kitchen with cooker
- Bathroom with walk in shower
- Close to amenities and transport links
- Open plan lounge / dining
- One large double bedroom
- Gardens and driveway
- 504 SQ. FT.

Now available to let is this spacious one-bedroom bungalow on Montrose Avenue, located in the popular Norley Hall area of Wigan. Finished to an excellent standard throughout, the property offers well-presented modern living accommodation comprising an entrance hallway, a contemporary bathroom with shower unit, a good-sized double master bedroom, an open-plan lounge and dining area, and a modern fitted kitchen with a range of wall, base, and drawer units together with a cooker.

Externally, the property benefits from a gated front garden and driveway, a useful, generously-sized store cupboard, and an additional garden area to the rear. Ideally positioned close to local amenities, excellent public transport links, and Wigan town centre, this property is perfect for tenants seeking comfortable single-level living in a well-connected residential location. Viewings are highly recommended to fully appreciate the accommodation on offer.







TOTAL FLOOR AREA : 504 sq.ft. (46.8 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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