

24, Highfield Avenue, Whelley , WN1 3UF



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Exceptional semi-detached family home located in the Whelley area of Wigan



- Exceptional semi-detached family home
- Great sized reception rooms
- Modern well equipped fitted kitchen
- Two great sized double bedrooms
- Family bathroom with shower
- Front and rear gardens
- Close to schools and amenities
- 719 SQ. FT.

Now available for sale and located along a popular street in Whelley is this impressive semi-detached home. Highfield Avenue has been finished to an exceptionally high standard throughout, making this an ideal turnkey property for a first-time buyer or a growing family. The property boasts excellent access to local amenities, the town centre (including bus and train stations), and schools for all ages. It offers easy access to Haigh Country Park and is just a short drive from several major motorway networks. In brief, the accommodation comprises an entrance hallway, a well-proportioned lounge/sitting room located to the front, and a second reception room to the rear with sliding doors leading out onto a patio area. Completing the ground floor is a modern and well-equipped fitted kitchen. On the first floor, there is a large master double bedroom to the front, a second double bedroom to the rear—which provides access to a fully boarded loft for storage—and a newly fitted family bathroom featuring a V.C. sink unit, and walk-in shower. Externally, the property features a walled and gated, landscaped, low-maintenance front garden. To the rear, there is a private and secure garden with a raised patio area. Internal inspection is highly recommended to truly appreciate the property's exceptional finish and superb location.







TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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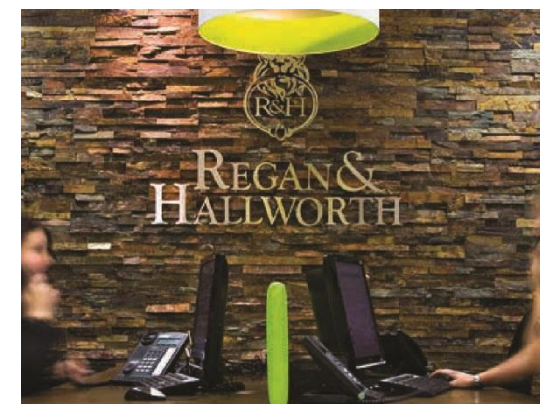
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com