

7, Fairbourne Avenue, Wigan, WN3 5HR

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



7, Fairbourne Avenue, Wigan, WN3 5HR

Traditional Semi-Detached Home with Excellent Modernisation Potential in a Quiet Cul-de-Sac Setting



- Priced to reflect the need for modernisation
- Excellent potential to modernise & add value
- Off-road driveway parking
- No onward chain
- Traditional 3 bed semi-detached home
- Spacious living & dining reception room
- Good-sized rear garden not overlooked
- 724 SQ.FT.

Situated within a cul-de-sac setting, this solidly built traditional semi-detached home offers excellent potential, has been priced to reflect the need for modernisation and would be ideal for investors, first-time buyers or families looking to create a long-term home tailored to their own tastes whilst adding value over time. Offered to the market with no onward chain, the property benefits from gas central heating, double glazing, off-road parking and a good-sized enclosed rear garden. The accommodation briefly comprises a spacious reception room providing ample living and dining space, ideal for both everyday family life and entertaining guests. Positioned just off the main living area is a separate kitchen, which offers clear potential to be opened up and redesigned into a more desirable contemporary open-plan layout, subject to any necessary approvals. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys driveway parking to the front, whilst the enclosed rear garden features both lawned and patio areas, providing plenty of space for outdoor seating, recreation and family use. The property is conveniently located for access to Wigan town centre, local amenities and transport links. A range of shops, supermarkets, schools and everyday services are all easily accessible, while nearby green spaces provide excellent opportunities for walking and outdoor activities. For commuters, Wigan North Western and Wigan Wallgate railway stations offer regular rail services to Manchester, Liverpool and other North West destinations, with journey times into central Manchester typically between 35 and 45 minutes. Local bus routes also serve the surrounding areas. Early viewing is highly recommended to appreciate the potential this property has to offer.







TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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