

22, Church Road, Wigan, WN2 3TB

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

 ESTD
1996



22, Church Road, Wigan, WN2 3TB

Character, charm & surprisingly spacious living in a peaceful street overlooking church



- Large two bed terrace
- Stylish kitchen & bathroom
- Full DG & GCH with modern boiler
- Pleasant south facing yard to rear
- Modern interior
- Two spacious reception rooms
- Quiet street overlooking Church
- 977 SQ.FT.

Viewing is absolutely essential to fully appreciate the impressive standard and generous proportions of the accommodation on offer at 22 Church Road. Quite unlike the surrounding terrace homes, the property immediately stands out with its distinctive and eye-catching façade, whilst also benefiting from a noticeably larger footprint than neighbouring houses.

Beautifully extended and rich in character, the home offers two substantial reception rooms, providing superb flexibility for entertaining, relaxing, or modern family living. The recently updated fitted kitchen is both smart and practical, complementing the home's blend of charm and contemporary style. To the first floor are two well-proportioned bedrooms, including a particularly impressive principal bedroom positioned to the front elevation, alongside a stylish, larger-than-average family bathroom completing the accommodation. The setting is equally appealing.

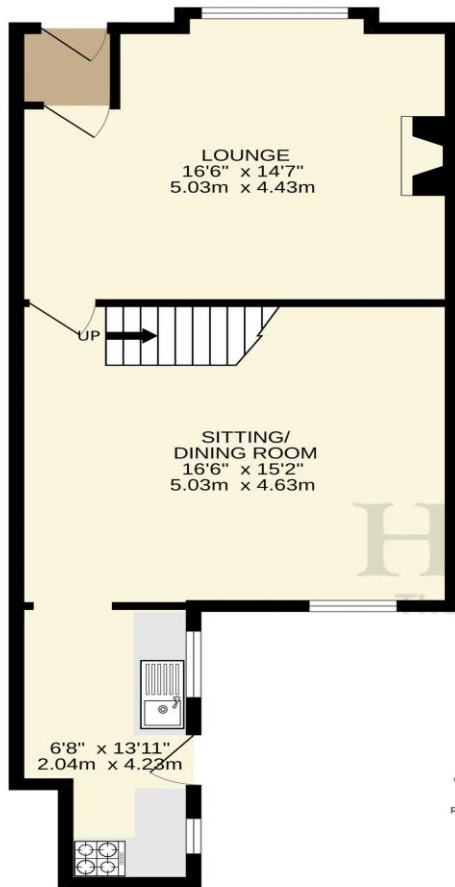
Tucked away along a quiet residential street leading onto a modern cul-de-sac, the property enjoys very little passing traffic and a delightful outlook across the historic church to the front. To the rear, a charming south-facing patio garden offers a private and tranquil outdoor space, enjoying a sunny aspect and a good degree of privacy. Further benefits include double glazing, gas central heating, and a modern combination boiler, ensuring the home remains warm, comfortable, and energy efficient throughout the year.

Platt Bridge continues to grow in popularity thanks to its strong sense of community and excellent convenience, positioned just a short drive from Wigan town centre. A wide range of everyday amenities, including supermarkets, independent shops, cafés, and eateries, are all close by, whilst families are well served by a selection of reputable local schools. For commuters, transport links are excellent, with regular bus services connecting the area to Wigan and surrounding towns, whilst the M6 and M58 motorway networks are both easily accessible. The area also offers an abundance of leisure facilities, healthcare services, and scenic green spaces, making it an ideal location for buyers seeking both convenience and lifestyle appeal.

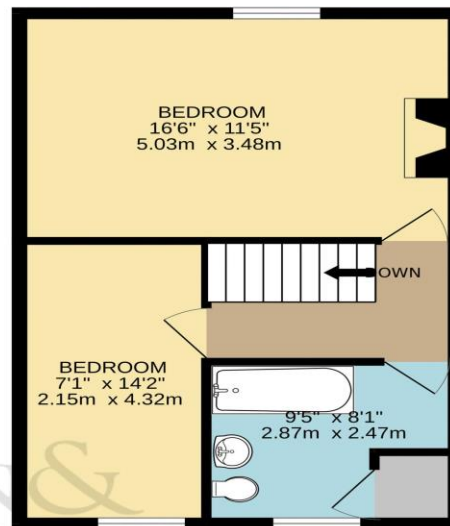




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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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
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com