

426, Warrington Road, Abram , WN2 5XX



## 426, Warrington Road, Abram , WN2 5XX

*Well presented two bed end-terrace home with a fantastic private rear garden.*

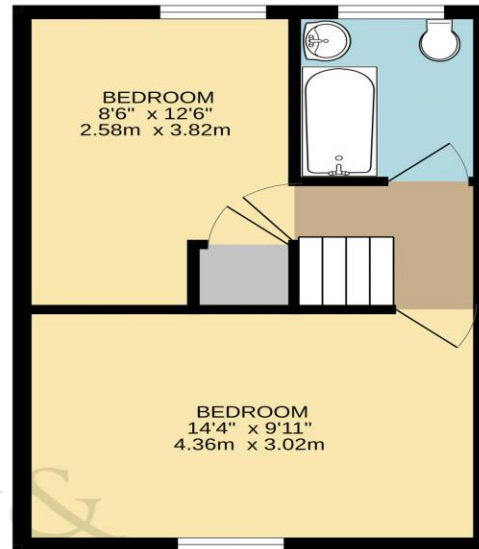
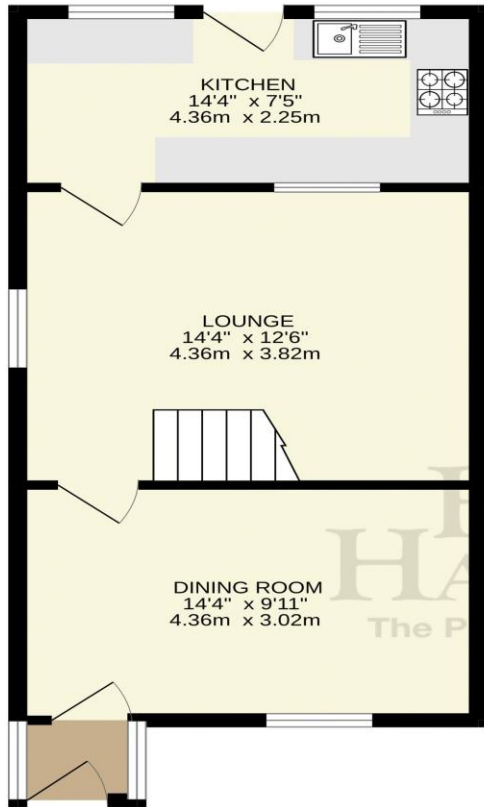


- Exceptional end-terrace home
- Modern well equipped fitted kitchen
- Family bathroom / shower over bath
- Close to amenities and transport links
- Two large reception rooms
- Two large double bedrooms
- Front and rear yard style gardens
- 759 SQ. FT.

This is a fantastic opportunity to purchase a truly stunning, two bed end-terrace property located in the Abram area of Wigan. This turn key home would make an ideal buy for the first time buyer, or it would make an excellent investment opportunity. Warrington Road boasts great access to a range of amenities, schools, public transport links and is just a short drive the motorway networks and the East Lancashire Road. Internally the property has been finished to excellent standard throughout with the accommodation briefly comprising of entrance porch, large formal reception room located the front, second separate reception room to the rear and then a modern and well-equipped fitted kitchen installed in the rear extension. Up on the first floor there are two large double bedrooms and a modern fitted family bathroom with shower over bath. Externally the property has a large private yard which has been cleverly landscaped creating a lovely area to sit out with a glass of wine. Internal inspection is highly recommended to truly appreciate the property's deceptive size, excellent internal condition and superb location.







TOTAL FLOOR AREA : 759 sq.ft. (70.6 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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