FOR SALE

4, Stroud Close, Whelley, WN2 1AB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



# 4, Stroud Close, Whelley, WN2 1AB

*A much-loved home offering exceptional scope for modernisation*



- Sought-after Whelley cul-de-sac
- Excellent refurbishment potential
- Full double glazing & GCH
- Close to Haigh Woodland Park
- Traditional 3 bed semi-detached home
- Gardens, driveway & detached garage
- Modern shower room
- 853 SQ.FT. / Freehold / No chain

Tucked away within one of Whelley's most desirable and established cul-de-sacs, these traditional semi-detached homes are renowned for their solid construction, generous plots and long-standing appeal to families looking to settle for years to come. Offering excellent scope for improvement and modernisation, this property presents an exciting opportunity for buyers seeking a home they can truly make their own.

Brimming with potential throughout, the house provides the perfect blank canvas for those wanting to create a stylish family home tailored to their own tastes and lifestyle. Whilst cosmetic updating is required, a number of key improvements have already been completed, giving buyers an excellent starting point. Benefits include full double glazing, a modernised principal shower room, gas central heating served by a Baxi combination boiler and a detached garage with a recently re-felted roof.

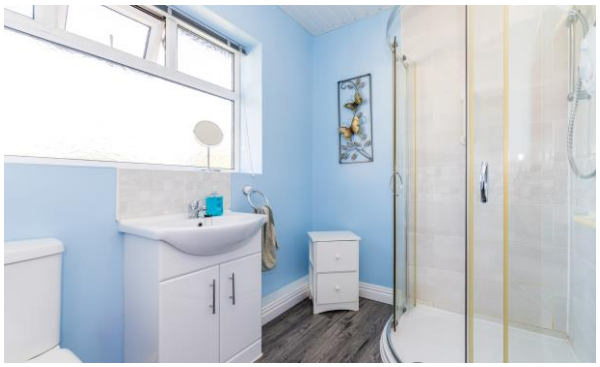
Occupying a peaceful residential position, the property enjoys a quiet setting whilst remaining conveniently close to a wide range of everyday amenities, shops and highly regarded local schools including Canon Sharples. For those who enjoy outdoor living, the stunning surroundings of Haigh Woodland Park and plantations are just moments away, offering beautiful walks, cycling routes and family attractions. Wigan town centre is also within easy reach, alongside excellent transport links and convenient access to the M61 motorway network, making this an ideal location for commuters and growing families alike.

















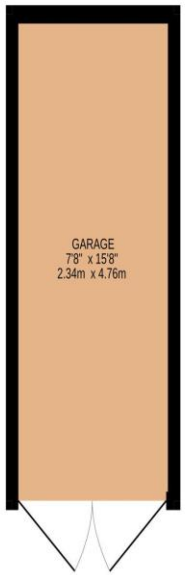




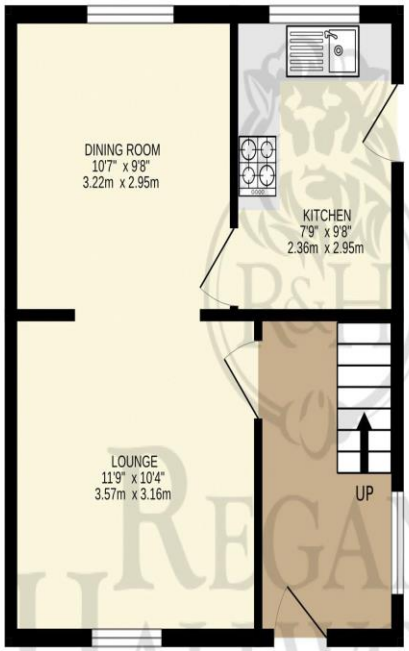
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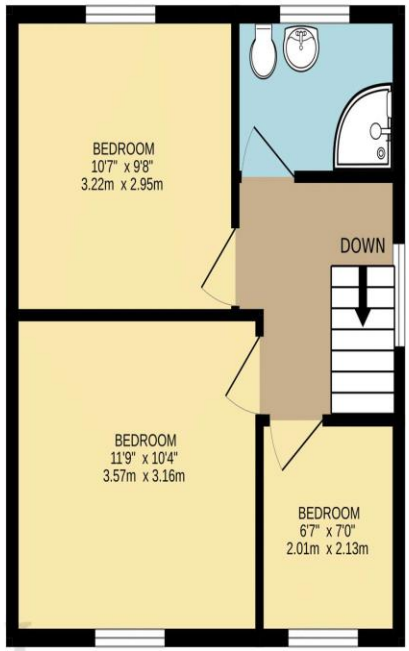
GARAGE
120 sq.ft. (11.1 sq.m.) approx.




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.




1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.




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**TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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