

FOR SALE

111, Whitley Crescent, Wigan, WN1 2PU

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

 ESTD
1996



111, Whitley Crescent, Wigan, WN1 2PU

Extended family home offering generous gardens & superb modern family living



- Extended 4 bed detached family home
- Well-presented with modern updates
- Stylish open-plan kitchen diner
- Sun room extension overlooking garden
- Four spacious bedrooms
- Large garage with conversion potential
- Double driveway & EV charging point
- 1789 SQ.FT. / Wide plot & generous gardens

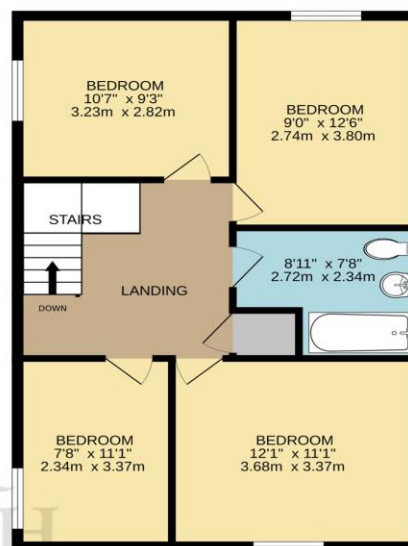
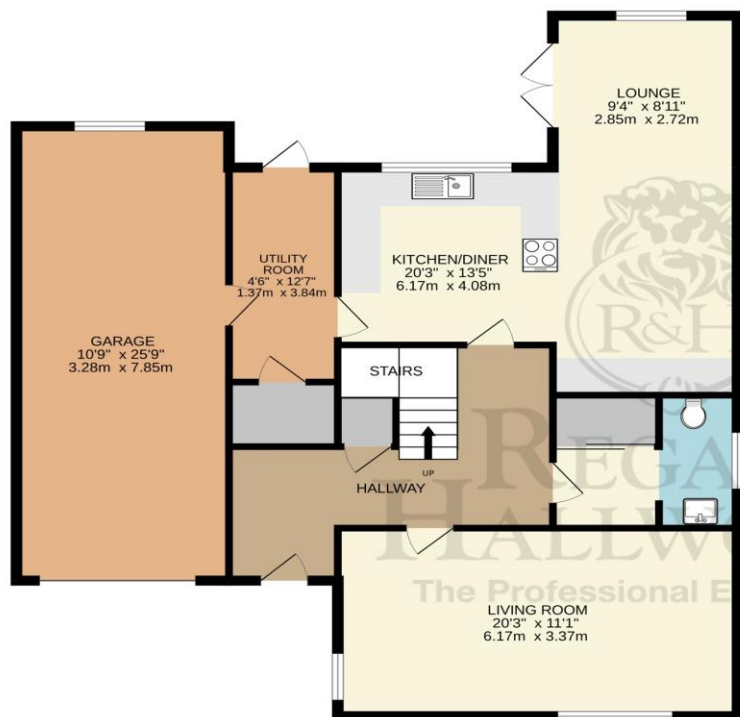
Occupying a prime position within the highly desirable area of Higher Whitley, this handsome extended detached home combines traditional build quality with generous modern family living. Properties on the upper section of Whitley Crescent have always been particularly sought after thanks to their wider plots, larger gardens and solid construction — offering a wonderful long-term home in one of the area's most established residential settings. Beautifully extended and thoughtfully improved, the property now offers almost 1,800 sq.ft. of versatile accommodation, perfectly designed for modern family life and entertaining. The ground floor is especially impressive, centred around a welcoming reception hallway which leads into a superb open-plan kitchen, dining and family space. Stylishly remodelled, this sociable heart of the home flows seamlessly into a stunning sun room extension overlooking the rear garden, creating the perfect setting for relaxed family evenings, entertaining guests or summer gatherings with doors opening onto the patio and lawn beyond. Further ground floor accommodation includes a spacious living room, practical utility room, larder storage, cloakroom/WC and an integral tandem double garage which offers excellent storage whilst also presenting exciting potential for future conversion into additional living accommodation if desired. Upstairs, a bright and airy landing leads to four genuinely spacious bedrooms — notably with no box room — alongside a sleek modern family bathroom. The home has been tastefully updated throughout with a well-presented interior ready for immediate enjoyment. Externally, the property continues to impress with mature gardens to both the front and rear, a generous double driveway complete with EV charging point and excellent kerb appeal. Other benefits of this wonderful home include gas central heating with economical combination boiler and full double glazing. Combining substantial proportions, a superb family layout and one of Higher Whitley's most desirable positions, this is a rare opportunity to acquire a forever family home with space to grow into for years to come.





GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 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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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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