

1, Anson Place, Wigan, WN5 0HQ

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

ESTD  
1996



## 1, Anson Place, Wigan, WN5 0HQ

*Spacious 3 bed semi-detached family home with large south facing garden & off-road parking*



- Keenly priced semi-detached house
- South facing to rear
- Clean and tidy interior
- Gas central heating / Double glazing
- 17 EV solar panels installed on rear roof
- Large gardens & driveway
- Driveway for off road parking
- 803 SQ.FT. / Freehold & No chain

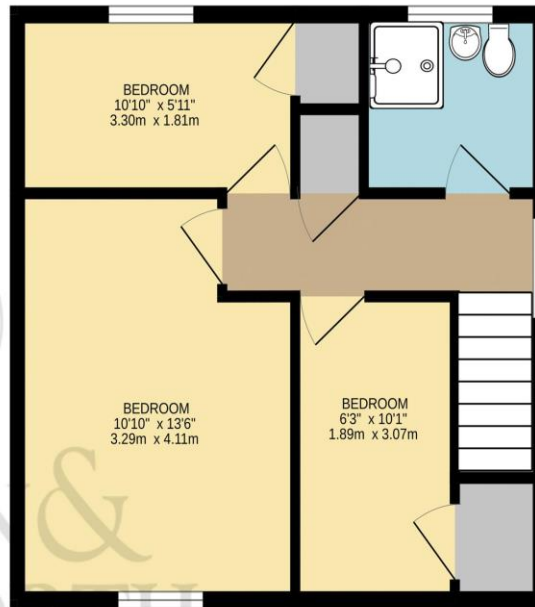
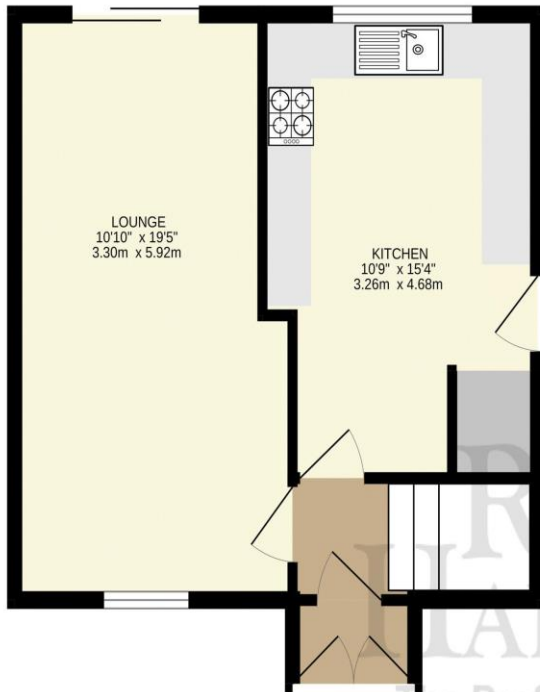
Tucked away within a quiet residential cul-de-sac, this spacious three-bedroom semi-detached home occupies a generous south-facing plot, boasting a superbly sized rear garden and the added benefit of off-road parking - making it an ideal purchase for growing families or those seeking a well-positioned home with excellent outdoor space. The property benefits from gas central heating and full double glazing throughout, ensuring comfort all year round, while the installation of 17 EV solar panels on the south-facing rear roof significantly enhances the home's energy efficiency and helps to reduce ongoing utility costs.

Offered to the market at a highly competitive price point, the accommodation is presented in clean and tidy condition, providing prospective buyers with a true blank canvas and exciting scope for cosmetic updating or further enhancement to suit individual tastes and requirements. Further advantages include Freehold tenure and the benefit of no onward chain, allowing for a straightforward and potentially swift transaction.

Conveniently positioned, the property is within close proximity to Pemberton town centre and Robin Park Retail Park, offering a wide range of shops, supermarkets, leisure facilities and everyday amenities. Excellent transport links are also readily accessible, with a nearby train station providing direct services to Manchester, alongside easy connections to the M6 and M58 motorway networks - ideal for commuters.







TOTAL FLOOR AREA : 803 sq.ft. (74.6 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.  
Made with Metropix ©2026



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.



**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

 @reganhallworth

 Regan & Hallworth

 @reganandhallworth

 @reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)