

40, Bickershaw Lane, Abram, WN2 5PL



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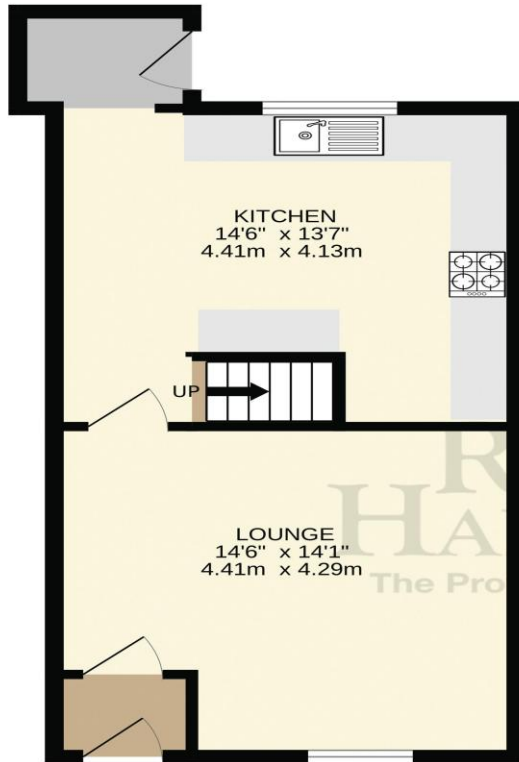
- Spacious three-bedroom family home
- Large kitchen diner with breakfast bar
- Larger than average south-facing garden
- Excellent transport links
- Popular & convenient village location
- Useful utility room extension
- Off-road parking to the rear
- Generous 822 sq.ft. of living space

Available to rent and ideal for families seeking generous living space in a well-connected location, this impressive three-bedroom end-terrace home occupies a particularly attractive plot within the ever-popular area of Abram. Boasting excellent kerb appeal, extensive rear gardens and the added advantage of off-road parking, the property offers an outstanding opportunity for tenants looking for both space and convenience. Internally, the home extends to approximately 822 square feet of well-presented accommodation arranged over two floors. The ground floor comprises a welcoming front lounge, a spacious fitted kitchen diner complete with breakfast bar, and a useful utility extension providing additional storage and practicality. To the first floor, the property has been thoughtfully remodelled from its original layout to create three bedrooms together with a modern principal shower room. Externally, the property continues to impress. The rear garden is considerably larger than typically found with homes of this style and benefits from a sunny south-facing aspect, ensuring sunshine throughout the day. The garden also provides valuable off-road parking whilst remaining a superb space for families and outdoor entertaining. Low-maintenance gardens to the front and rear further enhance the property's appeal. The home benefits from gas central heating and UPVC double glazing throughout. Abram remains one of Wigan's most popular residential locations, offering an excellent balance of suburban living and commuter convenience. A wide range of local shops, supermarkets, schools and everyday amenities are all within easy reach, whilst nearby countryside and canal-side walks provide excellent opportunities for outdoor recreation. The area is particularly attractive to commuters, with excellent transport links via the A580 East Lancashire Road, M6 and M62 motorway networks, providing easy access to Manchester, Bolton, Warrington and Liverpool. Nearby railway stations at Bryn, Hindley and Bamfurlong further enhance connectivity across the North West.

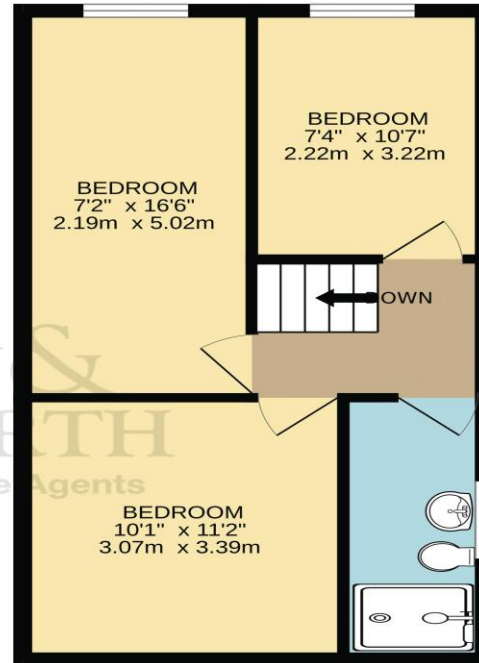




GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com





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

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

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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www.reganandhallworth.com