

**FOR SALE**

5A, Shaw Street, Wigan, WN1 2BQ

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

 ESTD  
1996



## 5A, Shaw Street, Wigan, WN1 2BQ

Exceptional and deceptively spacious three bed period terrace home with driveway.

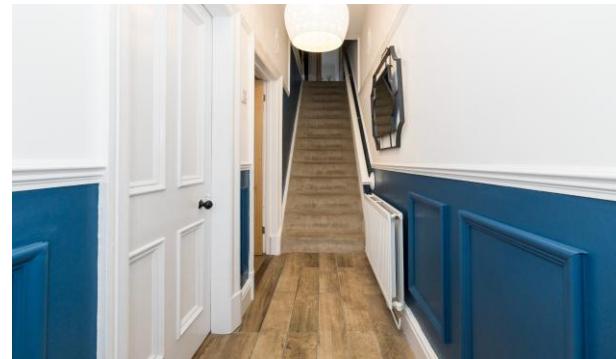


- Exceptional period terrace home
- Modern well equipped fitted kitchen
- Family bathroom with walk in shower
- Close to schools and amenities
- Superb sized reception rooms
- Three good sized double bedrooms
- Large walled rear garden and driveway
- 1046 SQ. FT.

This is a rare and exciting opportunity to purchase a truly stunning and deceptively spacious period terrace home. Not only has this property been immaculately finished throughout but it comes with a large walled private garden and a PRIVATE DRIVEWAY for two cars.

Shaw Street is situated in the ever-popular area of Swinley boasting excellent access to a range of local amenities, town centre with bus and train station, hospital, Haigh Country Park, range of schools for all ages and is just a short drive to the M6 motorway network. The property offers spacious accommodation set over two floors along with many period features and in brief comprises of entrance hallway, large formal lounge / sitting room situated to the front of the property, second large reception room to the rear with patio doors leading out onto the gardens, cloak room wc and then a modern and well-equipped fitted kitchen. Up on the first floor there is a large master double bedroom located to the front, centrally located second double bedroom, modern fitted family bathroom with walk in shower and then a third smaller double bedroom to the rear.

Externally Shaw Street has a large, walled and private garden to the rear along with excellent driveway providing off road parking. Internal inspection is highly recommended to truly appreciate the properties deceptive size, its outstanding internal finish and its excellent location.





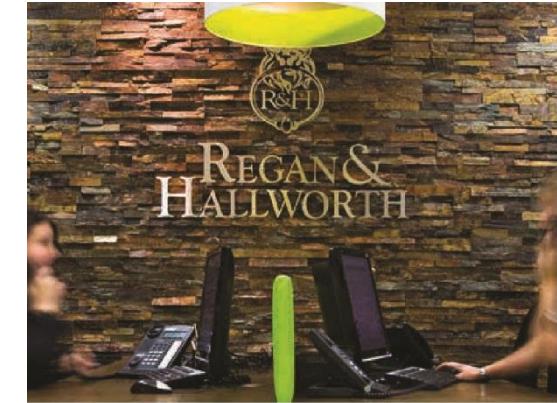
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**TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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