

FOR SALE

1, Browning Avenue, Wigan, WN3 5LJ



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A Beautifully Extended Contemporary Family Home with Exceptional Open-Plan Living



- Extended & remodelled family home
- Vaulted ceiling & bi-fold doors
- Three bedrooms plus loft room
- Landscaped garden & ample parking
- Stunning open-plan living kitchen
- Central island & large utility
- Luxury four-piece bathroom suite
- 1160 SQ.FT. / Freehold

Occupying a generous plot on a well-established residential street enjoying attractive wooded views to the front, this outstanding semi-detached home has been thoughtfully extended, remodelled and significantly upgraded to create a stylish turnkey residence perfectly suited to modern family life.

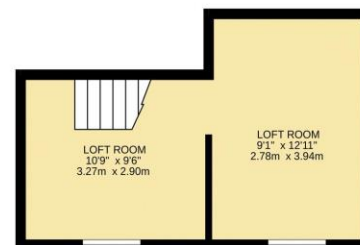
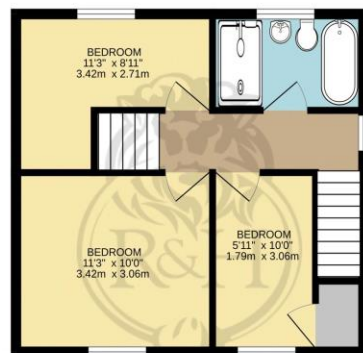
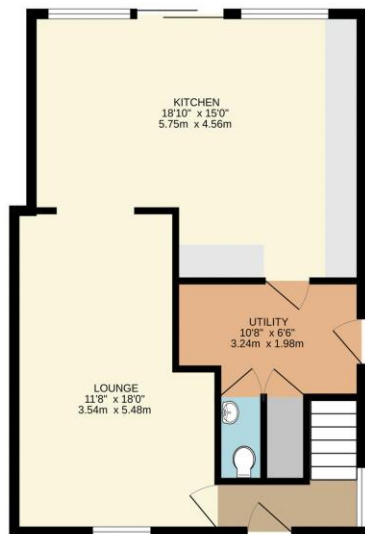
The true heart of the home is the spectacular open-plan living, dining and kitchen space. Designed for both everyday living and entertaining, this impressive room features a striking vaulted ceiling with skylights, a contemporary central island and expansive bi-fold doors that seamlessly connect the interior with the private rear garden, flooding the space with natural light. A large utility room and ground floor WC provide excellent practicality, complementing the home's sleek design. Upstairs, three beautifully presented bedrooms are served by a luxurious newly appointed four-piece family bathroom, complete with a freestanding bath and separate walk-in shower. A thoughtfully converted loft offers valuable additional accommodation, providing the perfect space for a home office, hobby room, guest bedroom or children's playroom.

Outside, the property continues to impress with a generous driveway providing ample off-road parking, while the fully enclosed rear garden has been landscaped for low-maintenance enjoyment. Featuring paved entertaining terraces, raised flower beds and an artificial lawn, it offers a wonderful setting for outdoor dining, family life and relaxing throughout the warmer months.

Combining exceptional open-plan living, high-quality contemporary finishes and versatile accommodation, this impressive home offers an outstanding lifestyle opportunity in a sought-after and well-established residential setting.







REGAN & HALLWORTH

The Professional Estate Agents

TOTAL FLOOR AREA : 1160 sq.ft. (107.8 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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