

FOR SALE

26, Haigh Road, Haigh, WN2 1LB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



26, Haigh Road, Haigh, WN2 1LB

Deceptively spacious two bed mid-terrace cottage located in the heart of Haigh.



- Exceptional mid-terrace cottage
- Modern fitted kitchen with utility room
- Family bathroom / shower over bath
- Close to schools and amenities
- Large open plan living / dining room
- Two large double bedrooms
- Gardens and parking
- 989 SQ. FT.

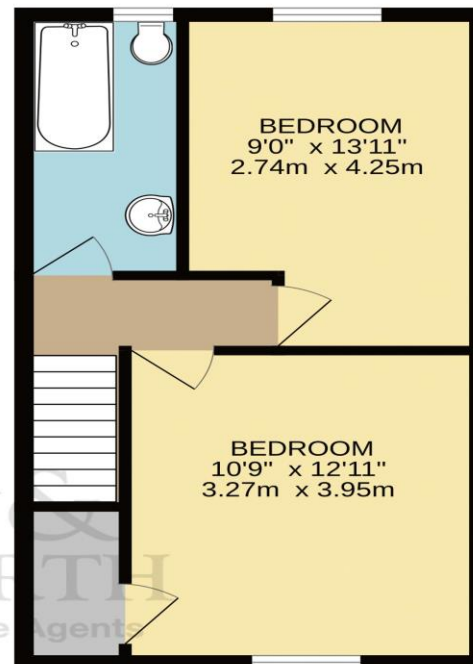
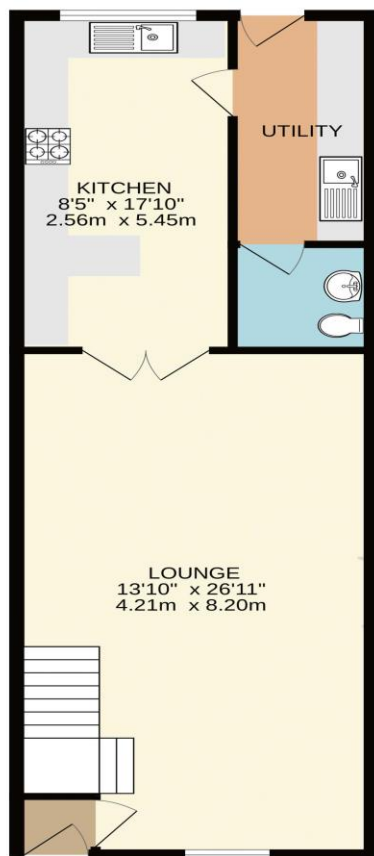
This is a truly fantastic opportunity to purchase a deceptively spacious and immaculately presented mid-terrace cottage located in the heart of Haigh village. Haigh Road has been finished to an incredibly high standard throughout, offering spacious and versatile accommodation set over two floors along with being surrounded by some of Lancashire's most stunning countryside and walks. The property boasts easy access to a range of local amenities and the villages of Aspull and Standish, along with great public transport links, schools for all ages, and is just a short drive to several major motorway networks.

In brief, the accommodation comprises an entrance hallway, a 26-foot-long open-plan lounge/dining room to the front with an open staircase leading to the first floor, a modern fitted and well-equipped kitchen to the rear, and then a large utility room with cloakroom/WC. Up on the first floor, there are two large double bedrooms, one to the front and the second to the rear with views over towards Rivington, and then a modern fitted family bathroom comprising a WC, sink unit, and bath with a shower over.

Externally, Haigh Road has a walled yard-style front garden area, whilst to the rear is a parking area and then a private and enclosed garden which is well stocked with plants and shrubs and has a good-sized shed. Internal inspection is highly recommended to fully appreciate the property's deceptive size, its excellent internal finish, and amazing location.







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TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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