

36, Wardley Street, Pemberton , WN5 8BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Stunning semi-detached starter home offered to the market with no chain delay.



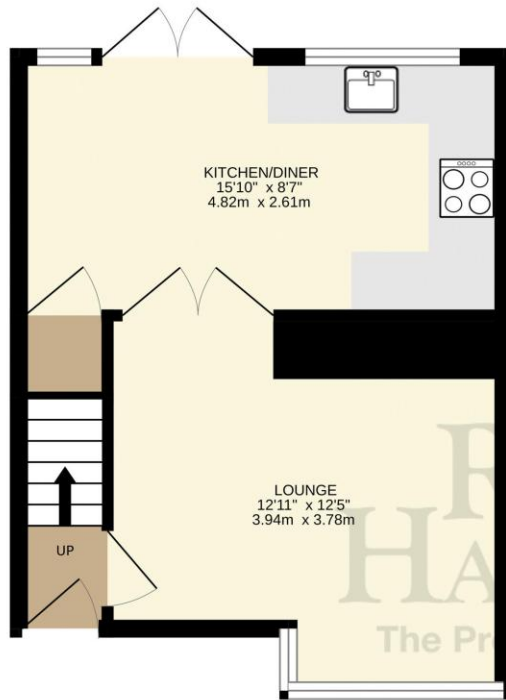
- Stunning semi-detached home
- Ideal starter property
- Sleek, fitted kitchen
- Generous garden / No chain
- 3 bedrooms / 1 reception room
- Impeccably presented throughout
- Superb bathroom suite
- 635 SQFT

Enviably located in a quiet & highly sought after setting in the popular area of Pemberton - this impeccably presented semi-detached home is offered to the market with the added benefit of no chain delay & early viewings are essential. Ideal for any first time buyers seeking a turn-key property, the condition throughout is excellent, with the decor light & contemporary and ready for clients to move in and start unpacking. Interestingly, our clients have added considerably to the property over the years, installing a sleek fitted kitchen & bathroom, re-wiring the home, re-plastering throughout & changing all the flooring. The property itself is set across two floors, with the ground floor in brief comprising; a beautiful main lounge with stunning feature media wall & smart Herringbone flooring, the sleek, fitted kitchen diner which boasts a range of integrated appliances, quartz worktops & instant hot water tap. Upstairs, there are three bedrooms plus there is a contemporary principal bathroom suite. Externally the home rests on a really good sized overall plot with a generous lawned area plus spacious patio. Furthermore, there is a large detached outbuilding which requires some additional works but once complete could be a very useful garden room / place to run a business from. To the front is a driveway providing off road parking. Locally, the setting offers good access for Pemberton centre plus Robin Retail & Leisure Park, Orrell, Wigan itself and both the M6 & M58 motorway links. Early viewings are highly recommended. No chain delay.

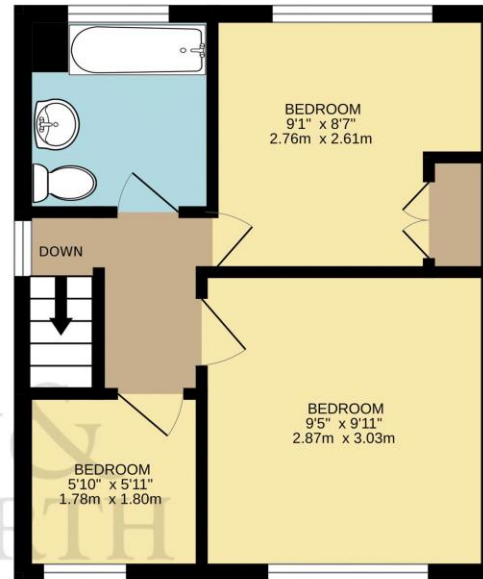




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 635sq.ft. (59.0 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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