

FOR SALE

8, Grasmere Terrace, Abram, WN2 5RD

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

 ESTD
1996



8, Grasmere Terrace, Abram, WN2 5RD

Spacious 3 bed family home on eye-catching corner plot



- Spacious 3 bed semi-detached house
- 2 reception rooms, utility & ground fl WC
- No chain & ready for immediate occupation
- Recently updated double glazing / GCH
- Large corner plot with amazing potential
- Clean & tidy accommodation
- Modern kitchen and bathroom
- 995 SQ.FT.

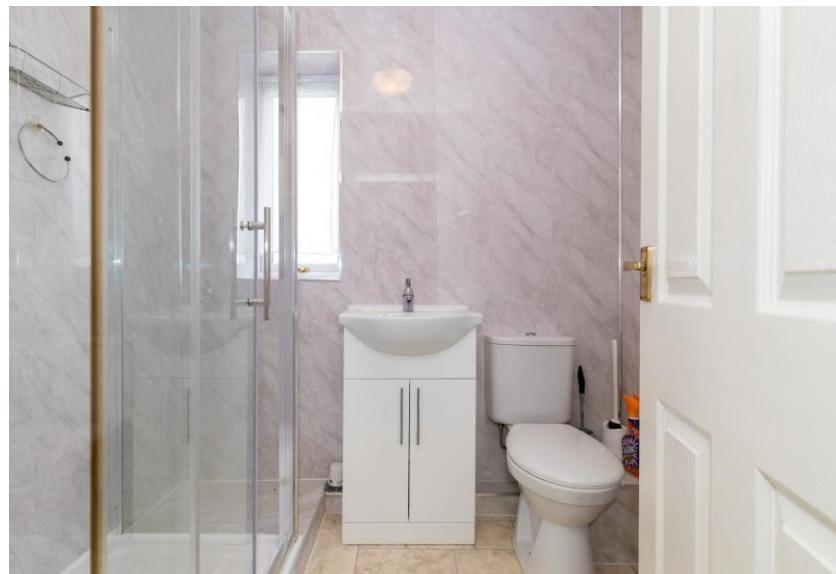
Situated on the ever-popular Grasmere Terrace in Abram, this spacious three-bedroom semi-detached home occupies a generous corner plot and requires some cosmetic updating but has been exceptionally well maintained throughout, making it an ideal purchase for families and buyers seeking both comfort and future potential. The accommodation benefits from recently updated double glazing and gas central heating, alongside a modern fitted kitchen and family shower room.

Internally, it has an excellent blank canvas for purchasers to personalise and make their own with well-proportioned rooms offering a practical and flexible layout suited to modern family living. A particular highlight of the property is the size of the plot.

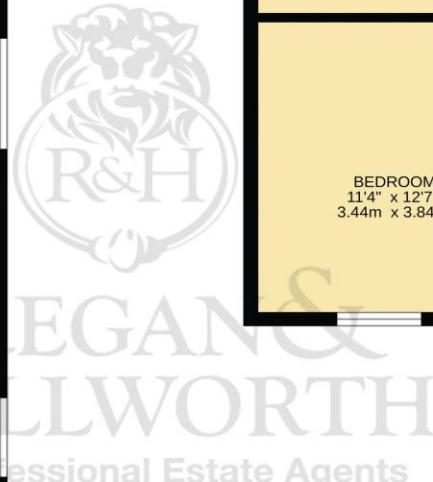
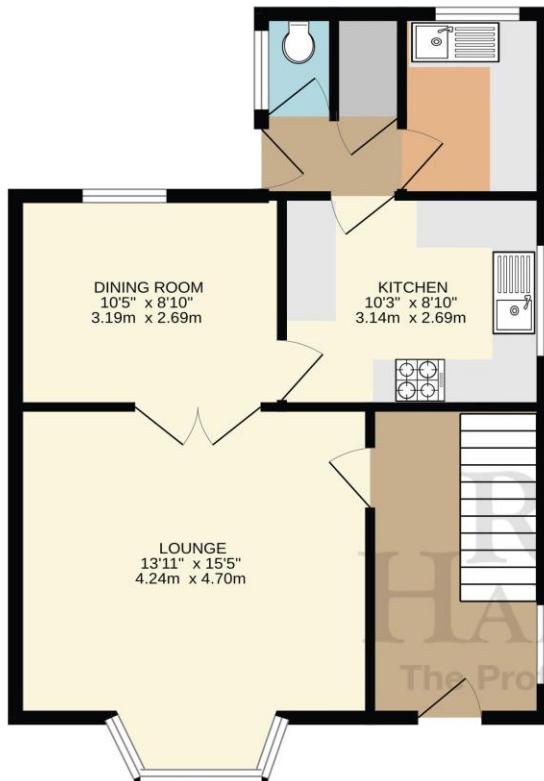
Positioned on a substantial corner plot, the house has previously had planning permission approved for a large two-storey side extension to create two additional bedrooms. While this permission has now lapsed, it clearly demonstrates the significant scope and potential the property offers for further extension or enhancement, with enough room to even consider building another property, subject to the necessary consents.

Available with no chain delay, this is a rare opportunity to acquire a well-cared-for home with outstanding long-term potential in a sought-after residential location.





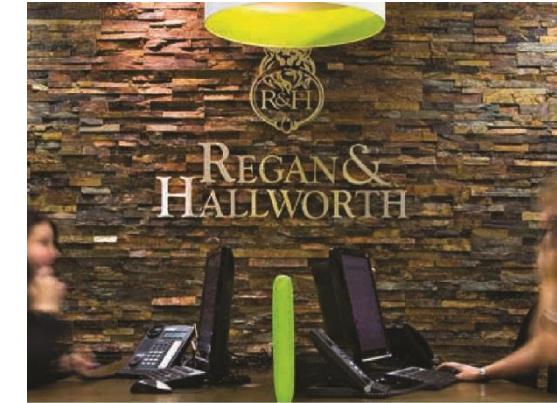
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TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 availability 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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