

8, Upper St. Stephen Street, Wigan, WN6 7DR

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

ESTD  
1996



## 8, Upper St. Stephen Street, Wigan, WN6 7DR

*Smart, fully renovated mid terrace home ideal for a first time buyer & with no chain.*



- Fully renovated mid terrace home
- Ideal starter home
- New fitted kitchen & bathroom
- Available chain free
- 3 bedrooms / 2 reception rooms
- Full rewire / replumb
- Walking distance to town centre
- 809 SQFT

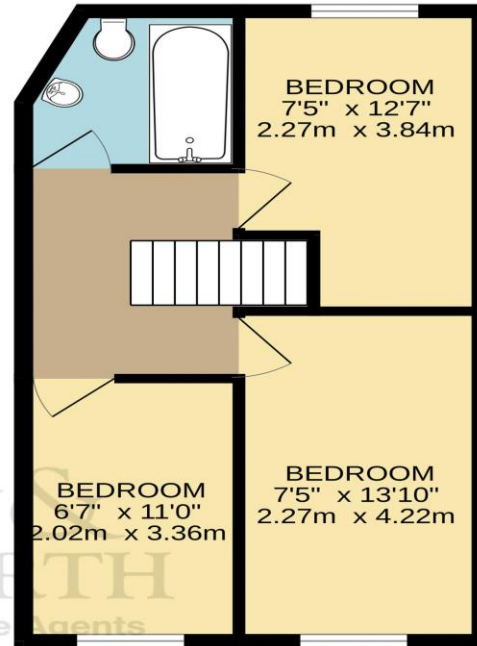
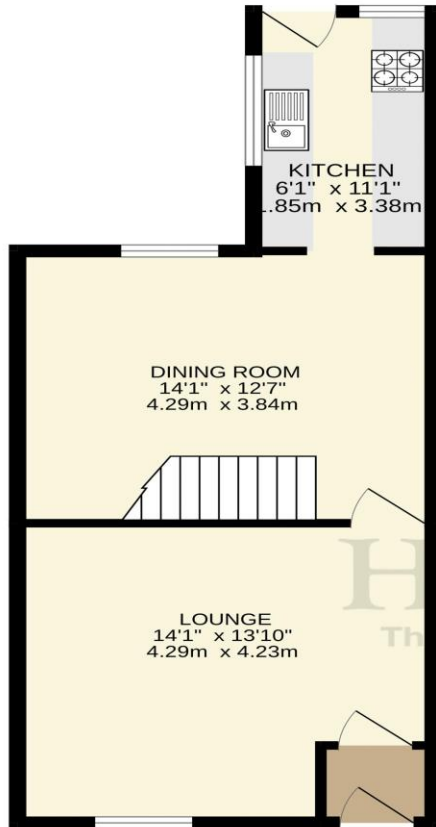
Conveniently positioned just a short walk to both Wigan Train Stations plus the town centre itself & offering more floorspace than many similarly priced terrace homes within the area, this deceptive and beautifully presented mid terrace is the perfect starter home for any first time buyers looking to get onto the property ladder & early viewings are essential.

Internally, the home provides a sizeable 809 square feet of living space that has benefitted from a full scheme of renovation by the current owner. All the electrics are new, the plumbing too including pipework, boiler & radiators, the property was fully replastered, with all new floorings laid, new windows & a smart fitted kitchen & sleek bathroom installed. The result is the perfect turn-key home that in brief comprises; two generous reception rooms, with the stylish fitted kitchen to the rear which boasts a range of integrated appliances. Upstairs, there are three bedrooms and a stunning, fully tiled family bathroom suite.

Externally, the home is the enviable side of the road, meaning the rear enjoys a westerly facing aspect and therefore lots of afternoon summer sun. The rear is low maintenance and private. Early viewings are essential on this excellent starter property. No chain delay.







TOTAL FLOOR AREA : 809 sq.ft. (75.1 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.



**WIGAN OFFICE**  
10-12 Library Street,  
Wigan, WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

**STANDISH OFFICE**  
8 High Street,  
Standish, WN6 0HL  
01257 473727  
standish@reganandhallworth.com

**PARBOLD OFFICE**  
5-7 Station Road,  
Parbold, WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

[www.reganandhallworth.com](http://www.reganandhallworth.com)