

**FOR SALE**

26, Browning Grove, Standish Lower Ground, WN6 8LA

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

ESTD  
1996



## 26, Browning Grove, Standish Lower Ground, WN6 8LA

*Spacious 3 bed family home in lovely quiet location*



- Quiet, popular location
- Spacious layout with 3 bedrooms
- Garage and rear workshop
- Freehold / No chain
- Generous plot with ample parking
- Recently updated kitchen
- Sunny, private rear garden
- 1331 SQ.FT. in total

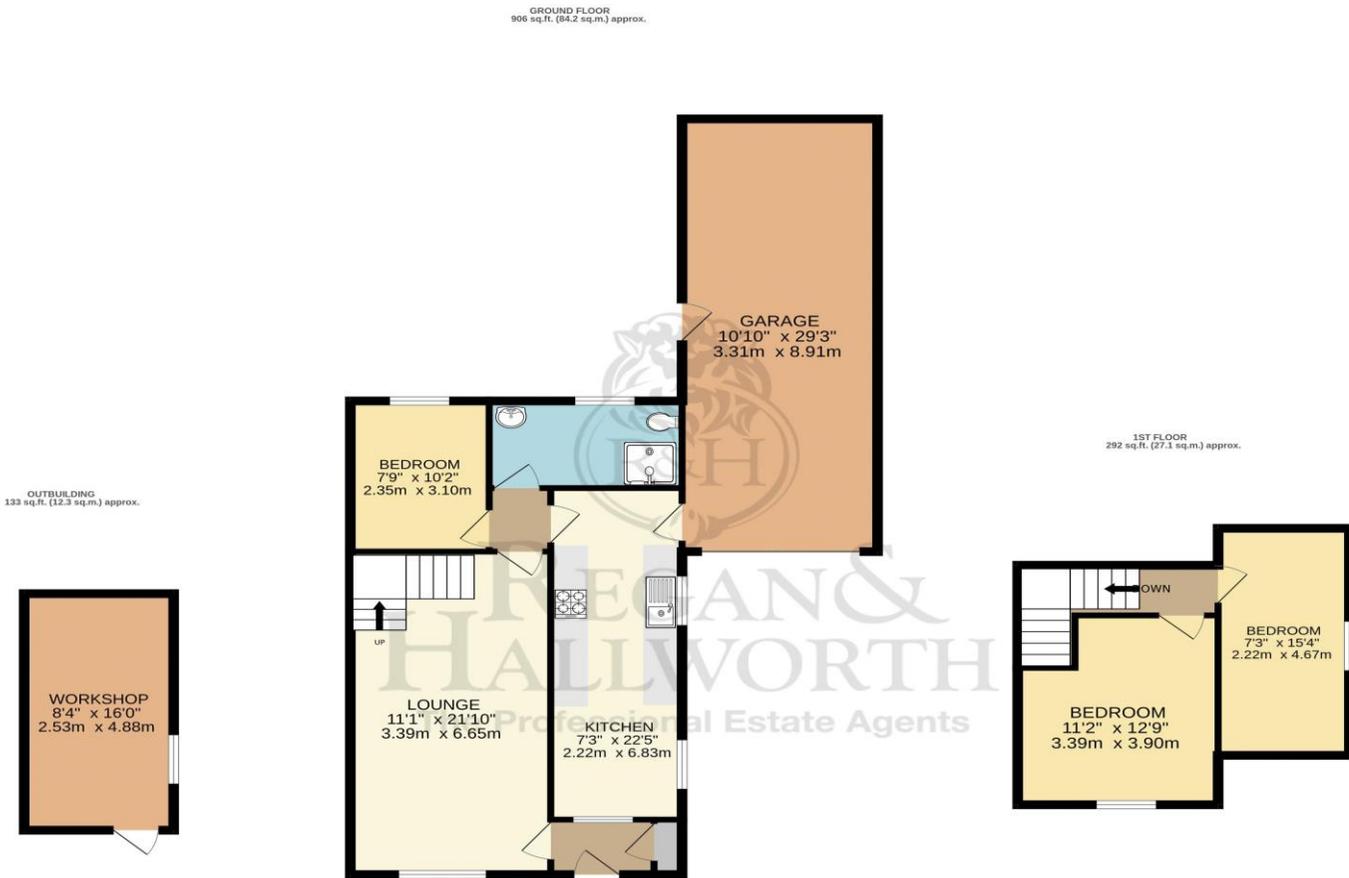
Tucked away along a quiet and well-regarded street, 26 Browning Grove occupies a larger-than-average plot and offers an impressive amount of living space - representing superb value in today's fast-moving market. Located in the ever-popular area of Standish Lower Ground, the property enjoys a highly convenient setting. Browning Grove is within easy walking distance of local schools, a range of shops and everyday amenities, as well as picturesque woodland and canal-side walks. There is also straightforward access to regular bus routes into Wigan town centre, while major motorway networks are just a short drive away, making it ideal for commuters.

Internally, the home has been well maintained and thoughtfully improved, including the addition of a recently updated kitchen. The accommodation is arranged over two floors and offers a generous, versatile footprint that would suit a growing family or a buyer seeking adaptable space that can be future-proofed as needs evolve. The flexible layout lends itself to a variety of uses, appealing to a wide range of purchasers. A substantial attached garage, along with a separate workshop to the rear, provides excellent ancillary and storage space - ideal for hobbyists, home projects or additional practical needs.

Externally, the property benefits from a spacious driveway leading to the garage. To the rear, a fully enclosed, low-maintenance garden enjoys a sunny westerly aspect and is not directly overlooked, offering a private and secure outdoor space for relaxing or entertaining. Offered for sale with the added advantage of no onward chain, further features include gas central heating and double glazing throughout. Early internal viewing is highly recommended to fully appreciate the size, flexibility and overall finish of this spacious and attractively priced family home.

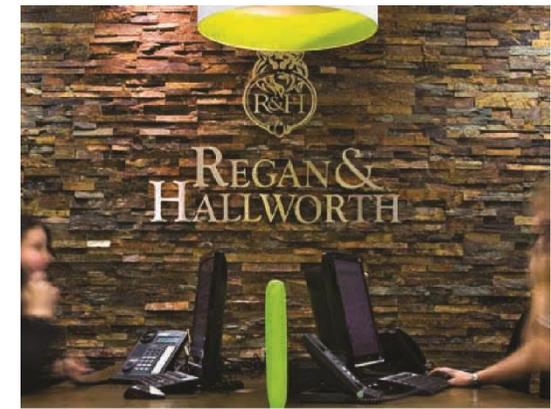






**TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.**

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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**WIGAN OFFICE**  
4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

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

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



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