

FOR SALE

4, Alderney Drive, Wigan, WN3 5QA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Alderney Drive, Wigan, WN3 5QA

Space, versatility and single-storey living at its very best...

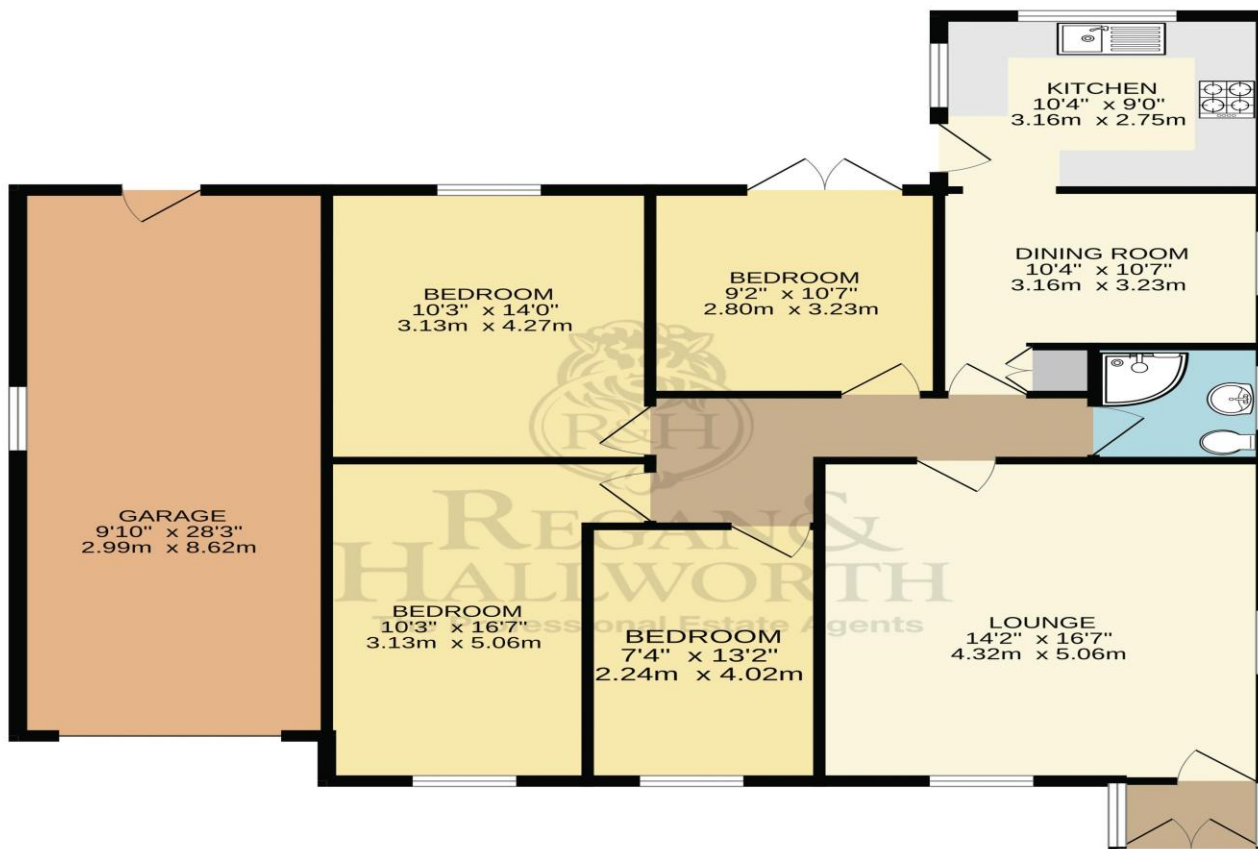


- Rare, extended detached true bungalow
- Four versatile & spacious bedrooms
- Double tandem garage & ample parking
- Quiet street close to waterside walks
- One of largest bungalows in area
- Open plan kitchen and dining room
- Generous private rear garden
- 1300 SQ.FT.

Featuring one of the area's largest bungalow footprints with significant improvements, exceptional versatility and a location that continues to grow in popularity, 4 Alderney Drive represents a rare opportunity to secure a forever home that can adapt effortlessly to changing lifestyles for many years to come. Occupying a generous plot within a quiet residential setting, this substantial detached true bungalow has been thoughtfully extended and reconfigured over the years to create an incredibly spacious home that offers an unrivalled level of flexibility for modern living. Whether you're a growing family looking for generous accommodation without compromise, or you're searching for the convenience of single-storey living whilst retaining plenty of room for visiting family, hobbies or working from home, this outstanding property effortlessly caters for every stage of life. A superb open-plan kitchen and dining area has been created through an extension that transforms the way the property is enjoyed, whilst the separate lounge provides a welcoming retreat for quieter evenings. The versatile layout continues with four well-proportioned bedrooms, a family bathroom and excellent everyday practicality throughout. What truly sets this home apart from others of its kind is the remarkable amount of additional space it offers. The original integral garage has been expertly converted to create an extra bedroom, whilst a substantial double tandem garage has been constructed, ensuring valuable storage, workshop space or secure parking is never compromised. Outside, the property enjoys a larger-than-average plot with a driveway offering ample off-road parking for several vehicles, perfectly complementing the impressive garage facilities. Further benefits include gas central heating and double glazing throughout. Situated within the heart of the ever-popular Hawkley Hall, Alderney Drive is a peaceful residential address renowned for its friendly community atmosphere and excellent convenience. Families will appreciate the highly regarded local schools, whilst everyday amenities, supermarkets and healthcare facilities are all within easy reach. For commuters, Wigan town centre, Pemberton and the M6 motorway are all readily accessible, with excellent rail links to Manchester, Liverpool and beyond. Those who enjoy the outdoors will also love the nearby countryside walks, parks and green spaces that make Hawkley Hall such a desirable place to call home.







TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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 OHL
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