FOR SALE

70, Widdrington Road, Wigan, WN1 2LU

REGAN& HALLWORTH
The Professional Estate & Letting Agents

EST 1996



70, Widdrington Road, Wigan, WN1 2LU

Character, space & stunning Douglas Valley views



- Spacious 1,548 sq ft Victorian terrace
- Douglas Valley views to front
- Four spacious bedrooms
- West-facing rear yard & front garden
- Private & secluded road
- Fully certified loft conversion
- Level parking for two cars
- No onward chain

Rarely available and occupying a wonderfully peaceful position on a private, secluded road, this much-improved Victorian terrace offers an impressive 1,548 sq ft of living space, picturesque views towards the Douglas Valley and Bottling Wood, and the added rarity of a fully certified loft conversion creating a spacious and versatile fourth bedroom.

The property combines period character with modern family living and is offered with no onward chain. Further highlights include a modern combination boiler, gas central heating, a west-facing rear yard and excellent outdoor space to the front. Unlike many period properties of its type, this home benefits from a garden plot opposite further enhancing the property's setting and featuring level parking for two cars.

Perfectly positioned just a stone's throw from the scenic Haigh Hall, whilst remaining within easy reach of local shops, amenities, bars and cafés this characterful, spacious and unusually versatile home is located in a truly desirable setting — early viewing is essential.









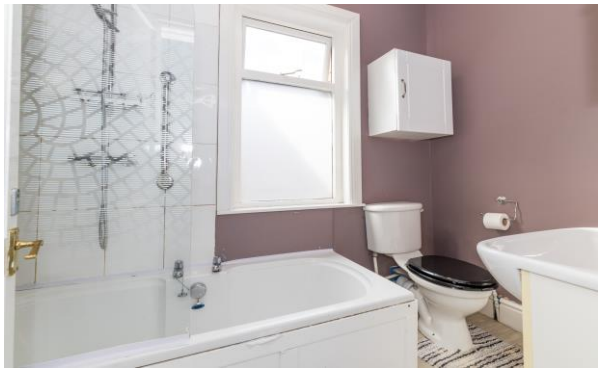












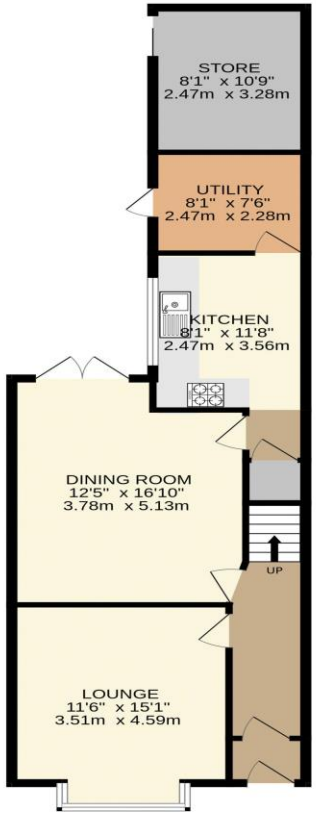




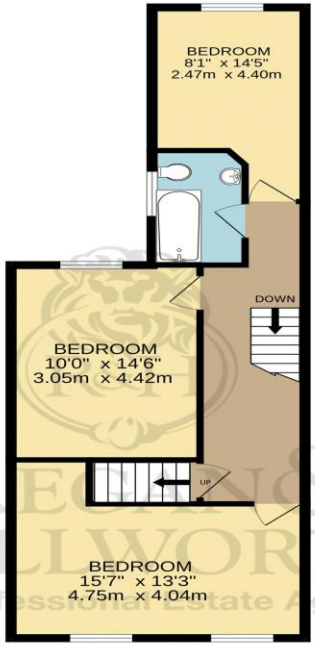


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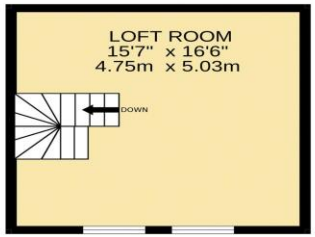
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.6 sq.m.) approx.



2ND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1548 sq.ft. (143.8 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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