

FOR SALE

10, Ashington Close, Wigan, WN5 0JT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



10, Ashington Close, Wigan, WN5 0JT

Keenly priced extended 3 bed detached family home in a notably quiet and sought after little cul-de-sac

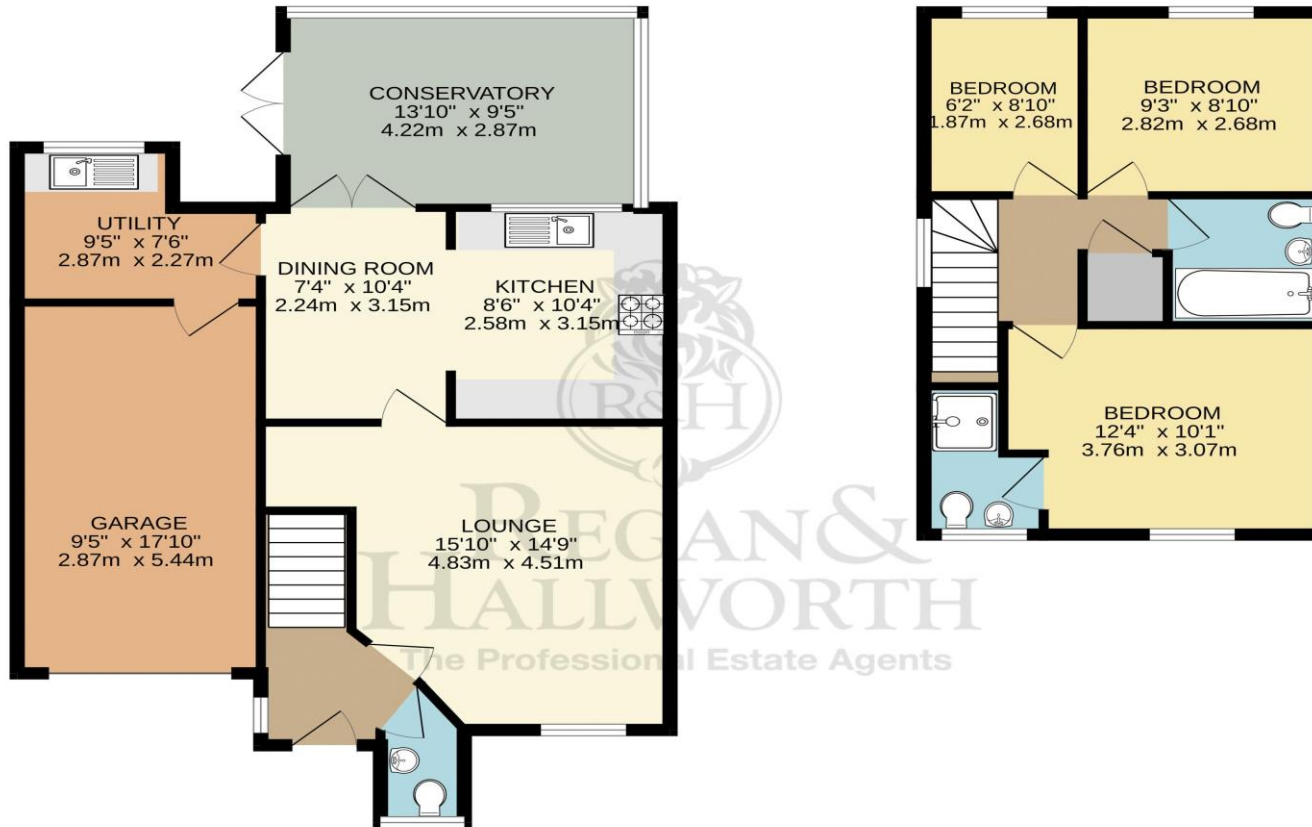


- 3 bed detached family home
- Large conservatory
- Ground floor WC
- Gas central heating / Double glazing
- Extended with new garage & utility
- Ensuite to master bedroom
- Quiet cul-de-sac setting
- 1162 SQ.FT. / No chain delay

Conveniently placed in a notably quiet and sought after little cul-de-sac, this extended three bed detached family home offers value for money for today's market & viewings are highly recommended. The home is also offered to the market with the added benefit of no chain delay & would be ideal for any young families looking to get on the housing ladder. Internally the home is arranged over two floors, comprising in brief of; an entrance hallway with downstairs wc, main front lounge, dining room & fitted kitchen, plus a large rear conservatory. A larger than average garage has been added to the side together with a useful utility room enhancing everyday practicality. Upstairs there are three bedrooms with an en-suite to the master bedroom and a principal bathroom suite. The home is warmed by gas central heating and benefits from full double glazing, offering immediate comfort with excellent scope for personalisation. Externally the home has gardens to both the front and the rear, with the rear being lawned & private with a patio area for sitting out. To the front is a driveway providing off road parking leading to the larger than average garage built to fit a vehicle. Locally the home is positioned close to numerous amenities, shops, transport links & within the catchment for some excellent schools. Viewings essential.







TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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.



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