

FOR SALE

5, Holly Heath Drive, Whitley, WN1 2PF

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

 ESTD
1996



5, Holly Heath Drive, Whitley, WN1 2PF

Exceptional four bed detached family home located in the Whitley area of Wigan.



- Exceptional detached family home
- Modern well equipped fitted kitchen
- Family bathroom and en-suite
- Close to schools and amenities
- Great sized reception rooms
- Four superb sized bedrooms
- Large gardens / driveway / garage
- 1198 SQ. FT.

This is a truly fantastic opportunity to purchase a stunning, four-bedroom detached family home located within a popular and modern development in the Whitley area of Wigan. Holly Heath Drive has been finished to an excellent standard throughout, offering spacious accommodation set over two floors, and is now offered for sale with no onward chain. The property is situated close to a range of local amenities, the town centre, the hospital, schools, and Haigh Country Park, and is just a short drive from several major motorway networks.

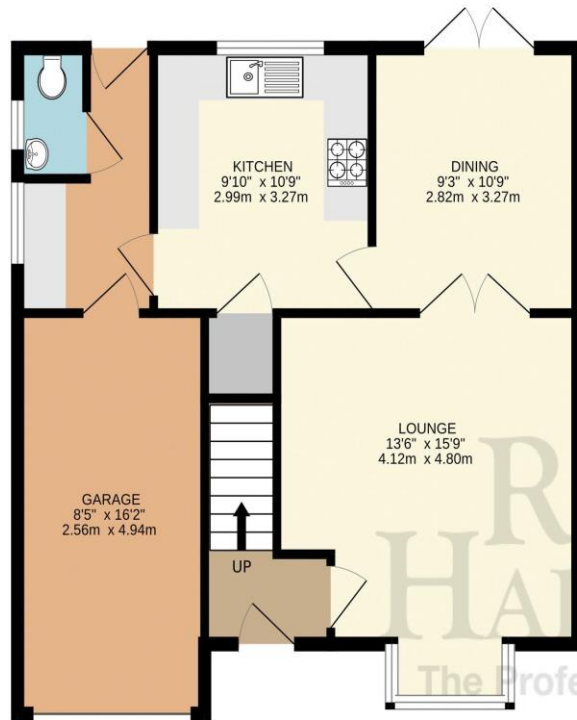
In brief, the accommodation comprises an entrance hallway, a large formal lounge/sitting room, and a dining room located to the rear with patio doors leading out to the gardens. There is a modern and well-equipped fitted kitchen offering a range of wall, base, and drawer units, a utility room, a cloakroom/WC, and access to the integral garage. On the first floor, there is a master double bedroom located to the front of the property with fitted wardrobes and an en-suite shower room, three further excellent-sized bedrooms, and a modern family bathroom suite.

Externally, there is a well-maintained and low-maintenance front garden with a driveway and access to the integral garage. To the rear is a private and enclosed garden with a patio area and a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's size, internal condition, and outstanding location.

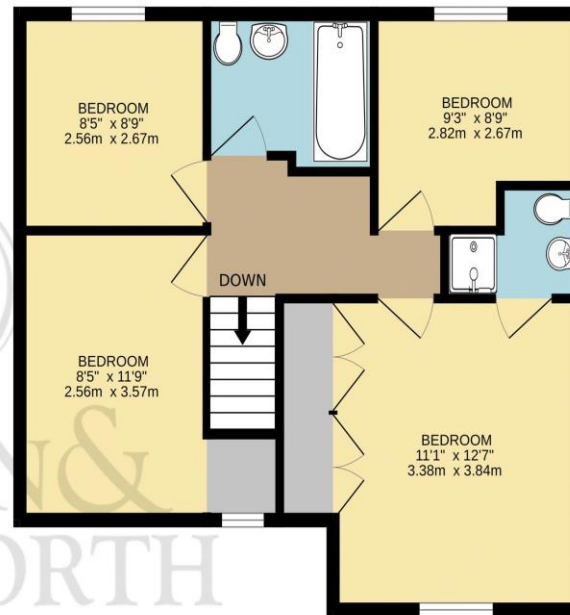




GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

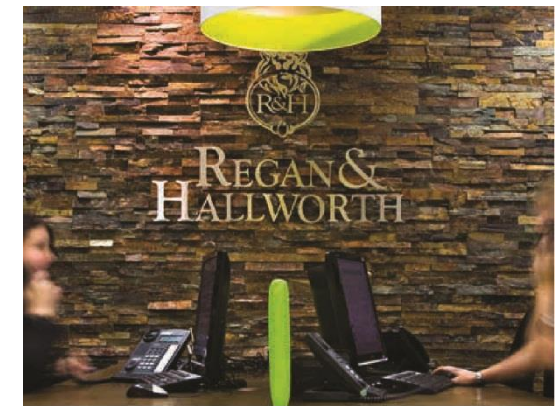


1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.

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