

FOR SALE

224, Ashbourne Avenue, Whelley, WN2 1HN



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Exceptional three bed mid-terrace home with driveway, gardens and garage.



- Superb mid-terrace family home
- Large open plan kitchen / dining hen
- Bathroom with shower over bath
- SOLD WITH NO ONWARD CHAIN
- Deceptively spacious accommodation
- Three good sized bedrooms
- Gardens / driveway / garage
- 723 SQ. FT.

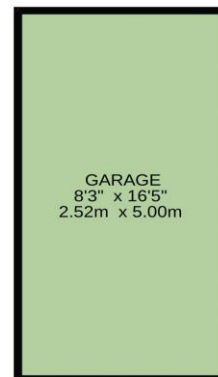
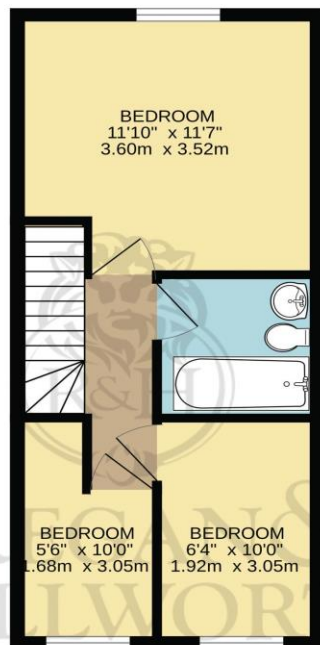
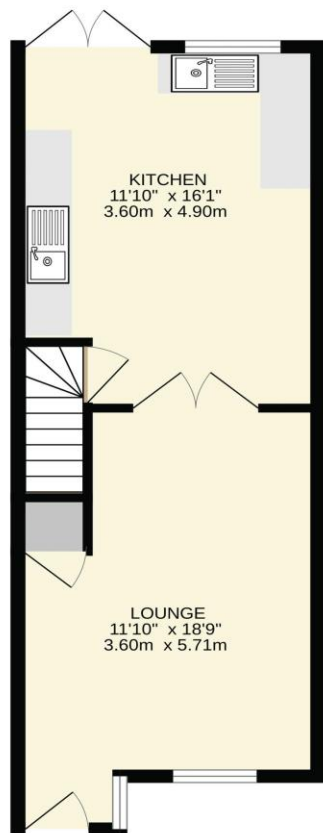
Now available for sale and offered with NO ONWARD CHAIN is this impressive and extended, three-bed mid-terrace home situated along Ashbourne Avenue in the Whelley area of Wigan. Internally, the property has been finished to an excellent standard and has the added benefit of a recently fitted roof to the property and to the garage at the rear. Situated in Whelley, the property offers excellent access to a range of local amenities along with the town centre with its bus and train station. It's close to some outstanding schools for all ages, Haigh Hall, and several major motorway networks. This outstanding home would make an excellent first-time buyer's property or a great home for the growing family.

In brief, the accommodation comprises an entrance porch, a large formal lounge located to the front with store cupboard, then a superb open-plan kitchen/dining room located to the rear with the kitchen offering a range of wall, base, and drawer units along with a cooker, space for table and chairs, and doors leading out onto the gardens. Up on the first floor, there is a large master double bedroom located to the rear, two single bedrooms located to the front, and a modern fitted family bathroom with shower over bath.

Externally, the property has a driveway to the front, whilst to the rear is a deceptively spacious and low-maintenance garden with garage beyond. Internal inspection is highly recommended to truly appreciate the property's size, internal condition, and excellent location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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