





Flat 2, 17, Swinley Lane, Swinley, WN1 2EB

A Grade II duplex apartment available chain free & offering an astonishing 1423 SQFT



- Impressive upper floor duplex apartment
- Astonishing amount of living space
- Popular residential setting
- Available chain free

- 3 bedrooms / 2 reception room
- Brimming with period detail
- Grade II listed property
- 1423 SQFT

This superb & particularly spacious duplex apartment is offered to the market with the added benefit of no chain delay & is conveniently located right in the heart of the highly sought after area of Swinley - giving good access to Wigan Town Centre and Wigan Lane's shops & restaurants.

The property itself is part of a converted Victorian terrace & offers an astonishing 1423 square feet of living space set across two floors. The flat provides superb potential for someone to come and make their own, yet notably the property has retained many of the pretty period features such as high ceilings, original fireplaces & ornate coving.

The property is set across the first & second floor of the building & in brief comprises; a hallway, three good sized bedrooms with a modern kitchen & stylish bathroom to the first floor & a stunning open lounge / dining area to the top floor. The property is warmed by gas central heating and our clients have recently had a brand new roof fitted. Viewings are highly recommended. No chain delay.







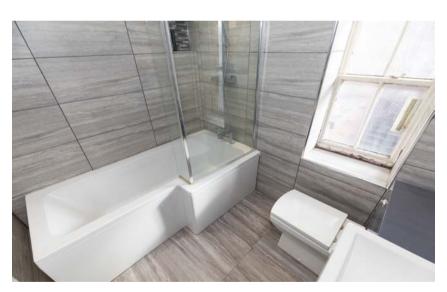






















Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tems are approximate and to responsibility is taken for any error, omission or mid-statement. This plan is for flishistative purposes only and should be used as such by any prospective purchaser. The series of the series of



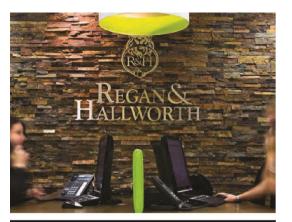








We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee 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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