

FOR SALE

11, Queensway, Swinley , WN1 2JA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Exceptional three bed semi-detached family home with driveway and large rear gardens.



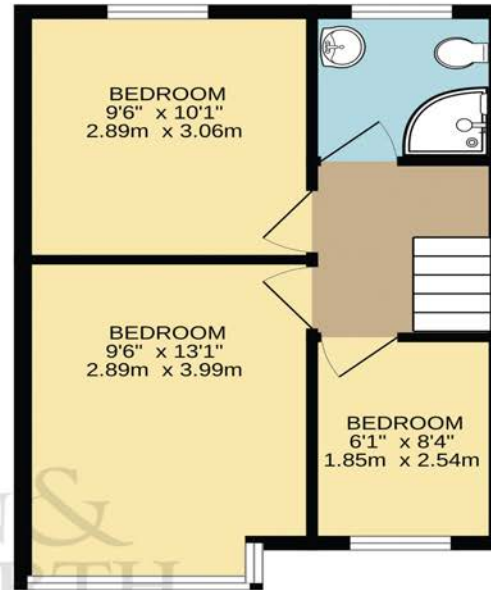
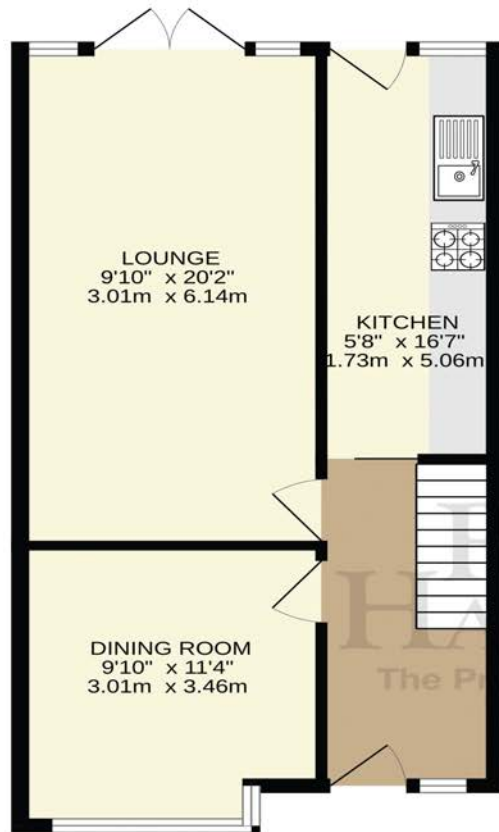
- Excellent period semi-detached family home
- Modern fitted kitchen with appliances
- Family bathroom / corner shower unit
- NO ONWARD CHAIN
- Superb sized reception rooms
- Three bedrooms - Two doubles and one single
- Large gardens and driveway
- 824 SQ. FT.

Now available for sale and located along the ever-popular Queensway in Swinley sits this impressive, three bed, period semi-detached family home. The property is situated close to a range of local amenities, outstanding schools for all ages, local parks, town centre with bus and train station and is just a short drive to several major motorway networks.

Queensway is now offered for sale with NO ONWARD CHAIN and would make an excellent home for the growing family or ever first-time buyer. Boasting just over 800 square feet, the accommodation briefly comprises of an entrance hallway, great sized dining room located to the front, large 20 ft long lounge / sitting room located to the rear of the property overlooking the garden and then a modern fitted kitchen offering a range of wall, base and drawer units and appliances. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property, second double bedroom located to the rear, third large single bedroom and then a family bathroom comprising of wc, sink unit and corner shower unit.

The property enjoys a large private and secure garden to the rear of the property with a substantial paved patio; home to various 'zones' for both dining and lounging. Steps lead through a terrace up to the extra-large lawned garden area with mature shrubs, fruit trees and hedging. This excellent property would also suite someone looking for the potential to extend. This could easily be done subject to gaining the correct planning permission. To the front the property has a walled garden area and driveway. To the rear and as stated there is a large private and secure garden with patio and then extra-large lawned garden area. Internal inspection is highly recommended to truly appreciate the deceptive size and its outstanding location.

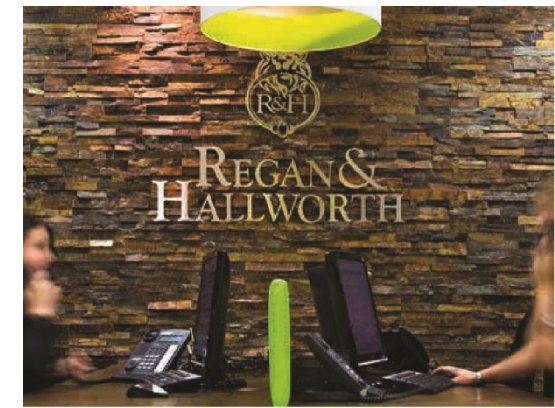




TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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