

FOR SALE

22, Swinley Lane, Wigan, WN1 2EB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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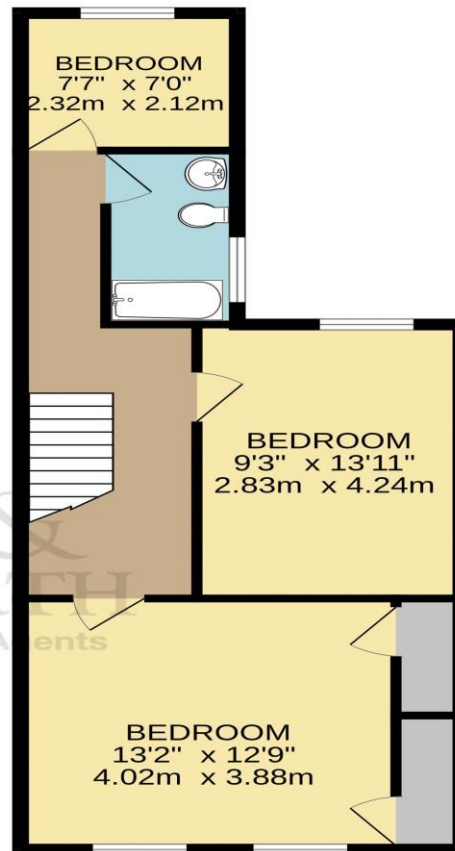
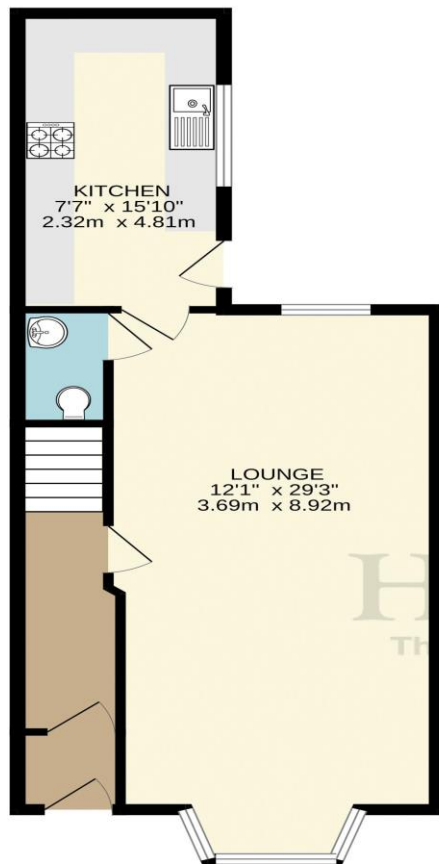
An impressive three bed period home in ideal location close to town centre.



- Characterful 3 bed period home
- Spacious open plan living
- Lovely high ceilings & big rooms
- Good sized enclosed garden
- Enjoys lots of afternoon sun
- Gas central heating / Double glazing
- No chain delay
- 1079 SQ.FT.

Nestled in the heart of Swinley, this impressive bay-fronted Victorian mid-terrace home boasts an ideal location for enjoying local amenities and easy access to Wigan town centre. This handsome end-terrace house offers deceptively spacious accommodation with three well-proportioned bedrooms spread over two floors. The property features a superb open-plan design, enhancing the sense of space and flow throughout the home as well as a good sized, fully enclosed garden to rear which enjoys lots of afternoon sun in the Summer months. With its classic Victorian character and modern layout, this home is perfect for those seeking both style and convenience. This vacant property, available with no onward chain, presents a fantastic opportunity for buyers. While it could benefit from some tender loving care, it is attractively priced to ensure a quick sale. Key features of this home include its prime location, ample internal living space, and charming character. With a bit of renovation, this property has the potential to become a truly wonderful home. The property gives great access to a range of amenities, town centre, hospital, Haigh Country Park, schools for all ages and is just a short drive to a number of major motorway networks. Internally the accommodation briefly comprises downstairs of a welcoming entrance hallway with mosaic tiled floor, stylish open plan lounge with feature bay window, fire and dining room with exposed brick fireplace plus a modern fitted kitchen offering a range of wall, base and drawer units. Upstairs there is a bright and spacious master bedroom with two arched windows and fitted storage, another double bedroom and a single bedroom located to the rear. A modern three-piece family bathroom completes the accommodation.



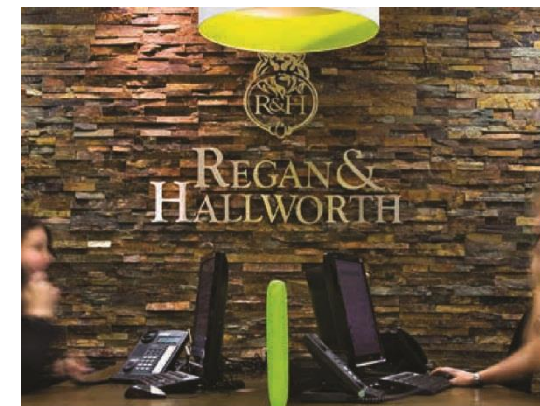


TOTAL FLOOR AREA : 1079 sq.ft. (100.3 sq.m.) approx.

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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