

**FOR SALE**

14, Eccleston Street, Swinley, WN1 2AY

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

 ESTD  
1996





## 14, Eccleston Street, Swinley, WN1 2AY

*Impeccably presented period home offering 1723 SQFT of high quality living space.*



- Stunning period home
- High spec interiors
- Astonishing amount of floorspace
- Generous loft plus cellar
- 3 bedrooms / 2 reception rooms
- Newly installed kitchen & bathroom
- Superb extended rear garden
- 1723 SQFT

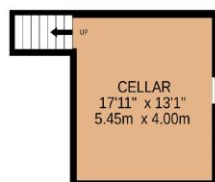
Totalling a generous 1723 square feet of beautiful & much improved Edwardian living space - this elegant period home boasts considerable kerb appeal via its imposing double-fronted facade & internally offers a wealth of pretty period detail throughout. Bought by the current owners around 5 years ago, our clients have significantly improved the property both inside and out, taking great care to retain the period feel of the home whilst also creating something that is undoubtedly modern and stylish. The property internally was skimmed throughout and completely redecorated. All new floorings laid, a new fitted kitchen plus high spec luxury bathroom was created and smart shutter blinds installed. The garden was cleverly extended and landscaped, plus the boiler was newly fitted in 2022. The result is a home of genuine quality, set across two floors plus cellars & a loft conversion. The home perfectly balances the numerous elegant original features such as lovely ornate coved ceilings, impressive bay windows and original fireplaces with some smart modern improvements and a keen eye for presentation & decor. The ground floor in brief comprises; a large welcoming hallway, off which is a beautiful main lounge with feature bay window & stylish shutter blinds, a dining room / study with feature fireplace & bay window & the newly installed modern dining kitchen with wc / cloaks. The kitchen itself is finished with solid oak worktops, a pretty Belfast sink plus a range of quality integrated appliances. Upstairs, to the first floor there are three very generous double bedrooms plus the exceptional bathroom suite with free standing bath, double vanity unit and double shower. A fixed staircase leads up to a loft conversion, with lots of eaves storage & excellent conversion potential. Furthermore, there is a good sized cellar too. Externally, our clients have much improved the outdoor area, cleverly extending the space to create a larger garden. New fencing, a smart Indian Stone patio plus a low maintenance synthetic lawn have transformed the outside space. Furthermore the entire roof was completely replaced in 2020. Locally, the home is enviably positioned right in the heart of Swinley & within easy reach of the area's numerous schools, shops, bars & cafes, plus the pretty Mesnes Park & Wigan Town Centre itself. Viewings are essential on this stunning period home.



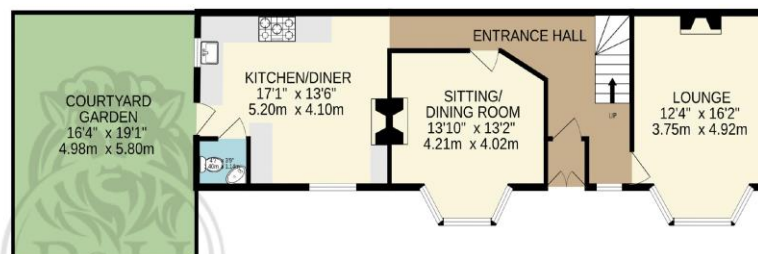




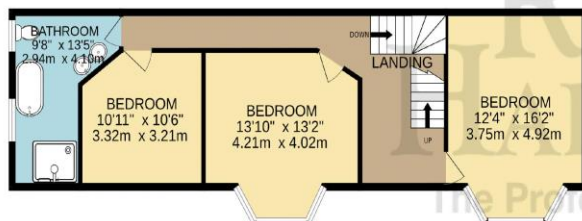
BASEMENT  
180 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



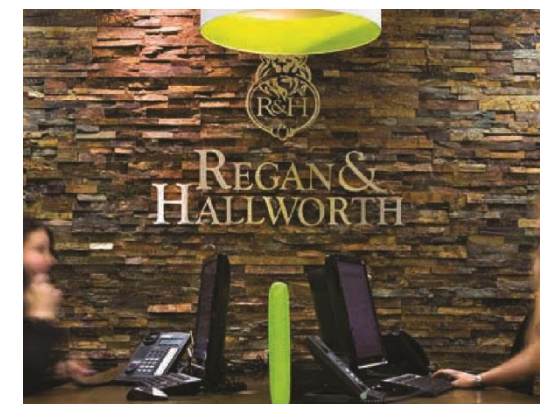
2ND FLOOR  
121 sq.ft. (11.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1723 sq.ft. (160.0 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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