

FOR SALE

18, Swinside, Whelley, WN1 3NQ

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

 ESTD
1996



18, Swinside, Whelley, WN1 3NQ

Exceptional three bed, extended detached family home located along a quiet cul-de-sac in Whelley.

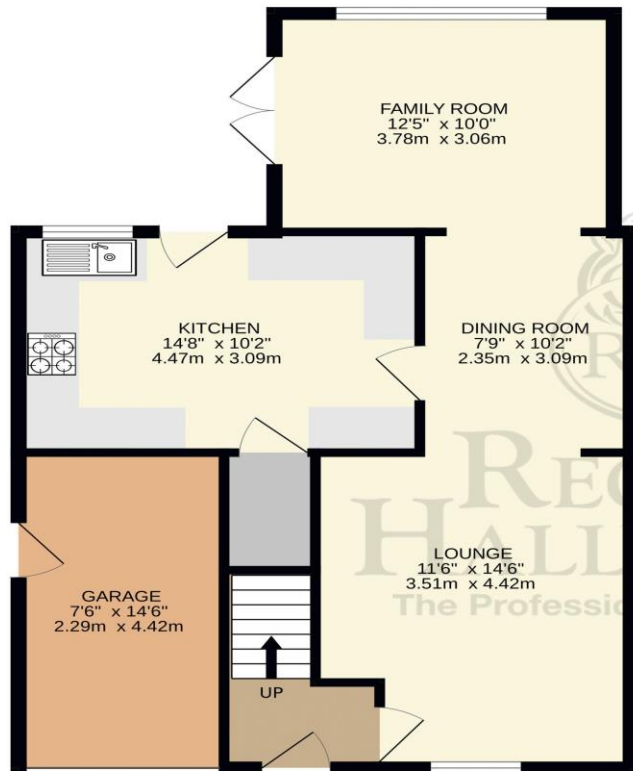


- Outstanding detached family home
- Modern fitted kitchen with appliances
- Family bathroom with shower over bath
- Close to schools and transport links
- Spacious and versatile accommodation
- Three excellent sized bedrooms
- Large gardens / driveway / garage
- 1030 SQ. FT.

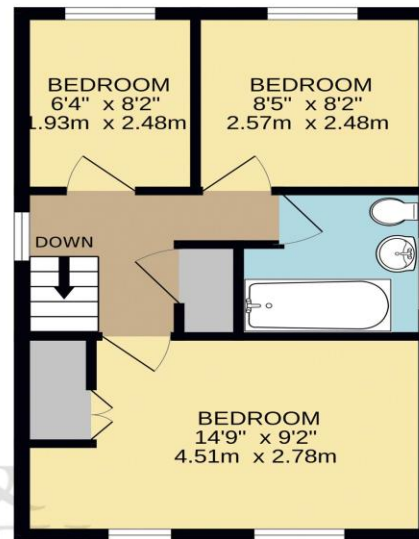
Now available for sale and located on a quiet cul-de-sac in the ever-popular area of Whelley is this impressive, detached home that backs onto a local nature reserve. Swinside has been tastefully decorated throughout offering a very modern and contemporary feel and has had a superb extension to the rear giving the property an extra family / reception room. The property offers excellent access to a range of local amenities, Wigan town centre with its bus and train station, outstanding schools for all ages and is just a short drive to several major motorway networks. This superb family home briefly comprises of entrance hallway, large formal lounge / sitting room located to the front of the property which is open planned to a formal dining area and then into the family room with patio doors leading out onto the rear gardens. There is an extension to the side which now houses a modern fitted kitchen boasting a range of wall, base and drawer units along with some integral appliances and store cupboard. Up on the first floor there is a great sized double master bedroom located to the front, two more good sized bedrooms to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally the property has a large driveway to the front with access to an integral garage. To the rear there is a private and enclosed landscaped garden with patio area, lawn and a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and excellent location of this beautiful family home.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.

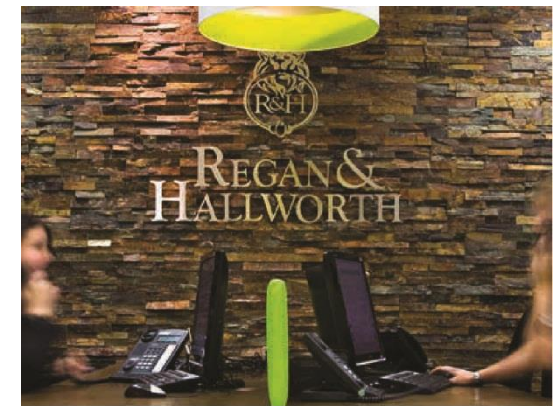


TOTAL FLOOR AREA : 1030 sq.ft. (95.6 sq.m.) approx.

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.
Made with Metropix ©2025



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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com