

FOR SALE

13, Swinley Lane, Swinley, WN1 2EB

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

 ESTD
1996



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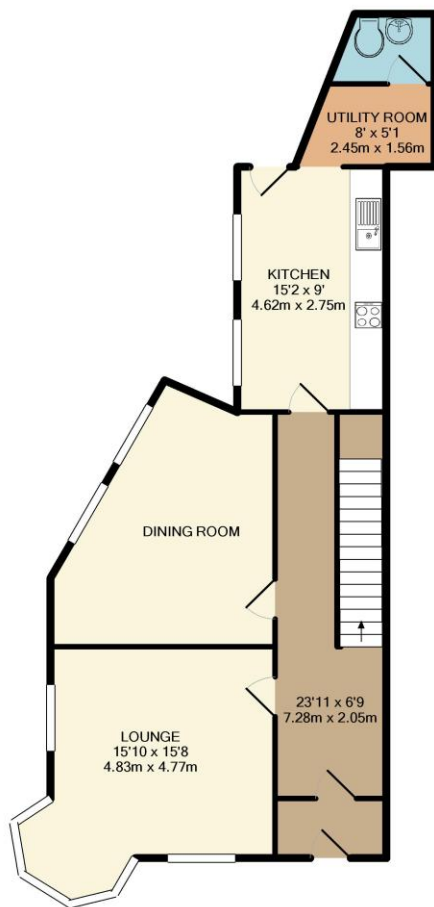
An stunning Grade II listed Victorian home boasting in excess of 1800 SQFT of living space.



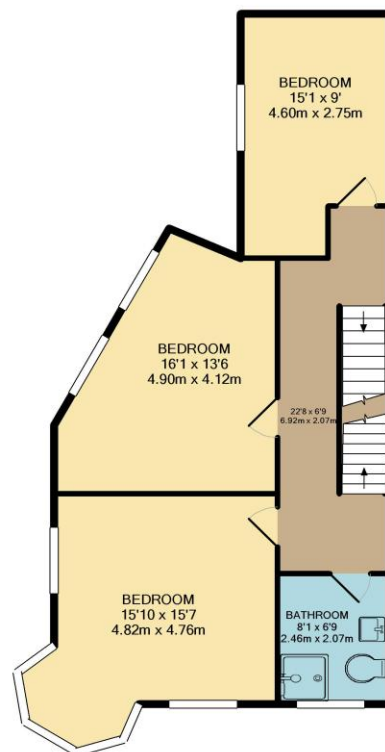
- Stunning Victorian home
- Grade II listed home
- Exceptionally well presented
- Close to Wigan town centre
- 4 bedrooms / 2 reception rooms
- Prominent corner position
- Set across three floors
- 1826 SQFT

Commanding a prominent corner plot position & providing an astonishing 1826 square feet of stunning, period living space - this elegant Victorian home offers a rare chance to purchase something truly special in one of Swinley's most sought after spots. Set across three floors of genuinely impressive living space, the home has been expertly renovated by the current owners, with great care taken to sympathetically retain & in many cases reinstate the period feel of the home. Large Victorian rooms are complimented effectively by the high coved ceilings, superb feature sash windows and a very family friendly layout. The ground floor in brief comprises; a large & welcoming entrance hallway, a spacious front lounge with feature bay window, a rear dining room, plus a stylish fitted kitchen which is finished with a range of quality integrated appliances, central island unit and smart polished porcelain flooring, behind which is a useful utility room & ground floor wc / cloaks. Upstairs, the home boasts three double bedrooms to the first floor & a modern shower room off the landing, with a luxury master bedroom & sleek en-suite bathroom to the second floor. Externally, the home benefits from lovely courtyard-style low maintenance terrace garden to the rear & a sunny south-westerly aspect plus is finished with quality Indian Stone paving. Early viewings are highly recommended on this superb period property.

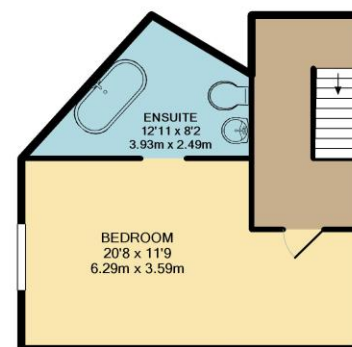




GROUND FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.1 SQ.M.)



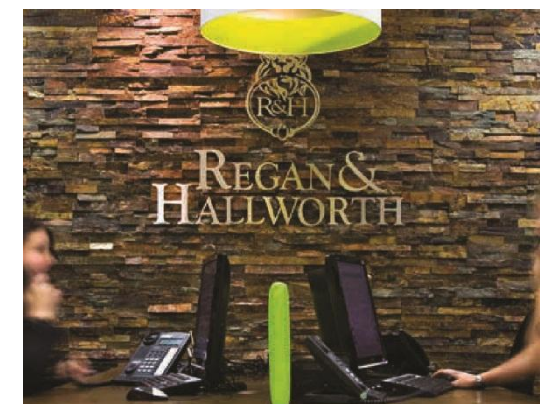
1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1826 SQ.FT. (169.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

rightmove

onTheMarket.com

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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.

@reganhallworth

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www.reganandhallworth.com