

FOR SALE

36, Danesway, Swinley , WN1 2HB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



36, Danesway, Swinley , WN1 2HB

Exceptional four bed semi-detached family home located in the ever popular area of Swinley.

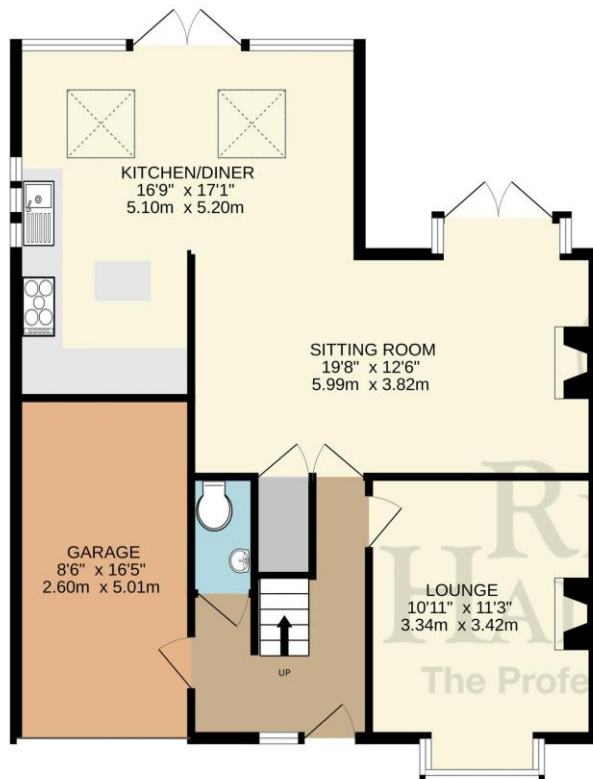


- Extended semi-detached family home
- Modern open plan kitchen dining / family room
- Family bathroom and en-suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Four large double bedrooms
- Large driveway and private gardens
- 1482 SQ. FT.

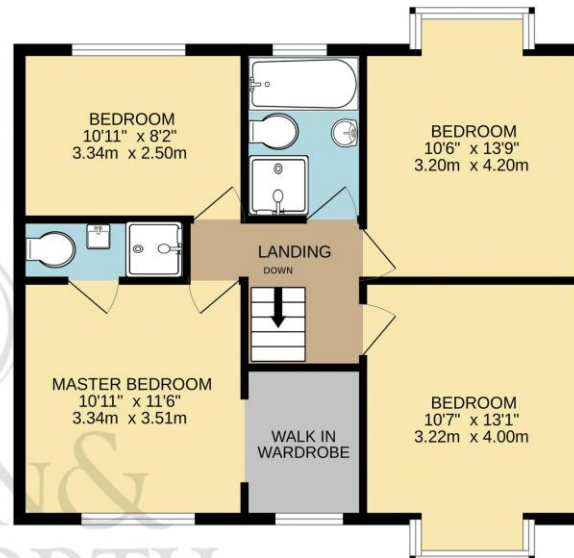
If you're looking for a family home with the WOW factor, then Danesway may be the one. This immaculately presented, extended home boasts an exceptional internal finish along with spacious and versatile accommodation set over two floors. Danesway is a modern, four bed semi-detached family home located in the ever-popular area of Swinley close to a range of amenities, schools, parks, public transport links and is just a short drive to several major motorway networks. Internally the property boasts over 1400 square feet of contemporary accommodation which in brief comprises of entrance hallway, cloakroom/wc, access into the integral garage and then a spacious formal lounge / sitting room located to the front. To the rear of the property there is an open plan family sitting room with double doors leading out onto the rear gardens and then a modern fitted kitchen / dining room offering a range of wall, base and drawer units along with island and patio doors leading out onto the gardens. Up on the first floor there are four large double bedrooms with the master benefiting from walk in wardrobe and en-suite shower room and then a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit. Externally the property has a walled front driveway and access into the integral garage. To the rear there is a private and secure garden with lawn and patio area. Internal inspection is highly recommended to fully appreciate the properties size, its outstanding finish and amazing location.



GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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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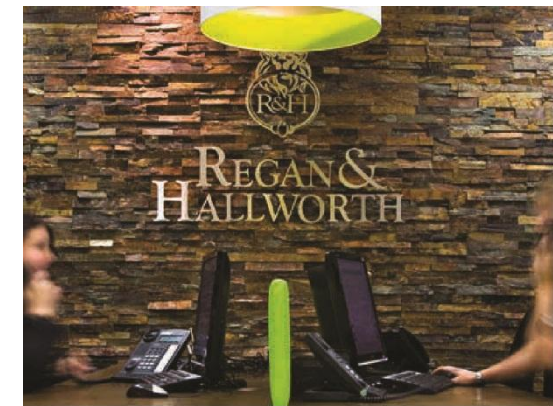
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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