

FOR SALE

97, Swinley Road, Swinley , WN1 2DJ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



97, Swinley Road, Swinley , WN1 2DJ

Outstanding three bed semi-detached family home located in the popular area of Swinley.



- Outstanding traditional semi-detached home
- Well equipped kitchen and utility
- Modern fitted four piece family bathroom
- Close to schools and transport links
- Excellent sized reception rooms
- Two large double bedrooms / one single
- Large gardens and garage
- 1347 SQ. FT.

This is a fantastic opportunity to purchase a three bed, traditional bay fronted semi-detached family home located in the ever-popular area of Swinley. Swinley Road has been finished to an incredibly high standard thought offering just over 1300 square feet of contemporary accommodation set over two floors. The property has been tastefully finished and has retained many original features.

Situated along a popular road in Swinley, the property boasts easy access to the town centre with all its amenities, bus and train station, local parks and some outstanding schools for all ages. Internally the property briefly comprises of entrance hallway, large formal lounge / sitting room located to the front with bay window, a second reception room located to the rear with patio doors leading out onto the gardens and then a modern fitted kitchen which houses a range of wall, base and drawer units along with a utility room.

Up on the first floor there are two large double bedrooms, one good size single bedroom and then a modern fitted family bathroom comprising of free-standing bath, wc, sink unit and separate shower. Externally Swinley Road has a walled and gated low maintenance front garden area whilst to the rear there is a deceptively spacious and private garden with patio and faux lawn along with detached single garage. Internal inspection is highly recommended to truly appreciate the deceptive size, its excellent finish and its truly outstanding location.





TOTAL FLOOR AREA : 1347 sq.ft. (125.2 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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