

**FOR SALE**

8, Colin Street, Swinley , WN1 1XY

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

ESTD  
1996





## 8, Colin Street, Swinley , WN1 1XY

*Outstanding bay fronted mid-terrace home located in the popular area of Swinley.*



- Spacious bay fronted mid-terrace home
- Well equipped kitchen
- Family bathroom with shower
- Sold WITH NO ONWARD CHAIN
- Outstanding sized reception rooms
- Three excellent sized bedrooms
- Gardens front and rear
- 1129 SQ. FT.

Now available for sale and offered with no onward chain is this deceptively spacious, three bed, bay fronted period mid-terrace home. Colin Street is situated in the popular area of Swinley, close to a range of amenities including the town centre with bus and train station, schools and local parking. The property has been finished to an excellent standard throughout boasting spacious accommodation set over two floors.

In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front with a bay window, separate dining room to the rear with patio doors out to the garden and then a fitted kitchen which offers a range of wall, base and drawer units. Up on the first floor there is a large master double bedroom located to the front of the property, second double bedroom located to the rear, modern fitted family bathroom with corner shower unit and then a smaller third bedroom.

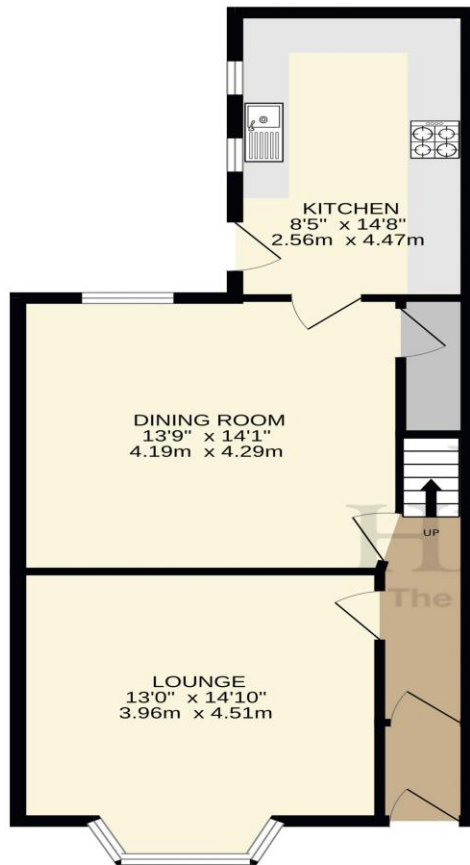
Externally Colin Street has a walled and gated front yard style garden whilst to the rear there is a private and secure yard. Internal inspection is recommended to fully appreciate the deceptive size, great finish and excellent location.



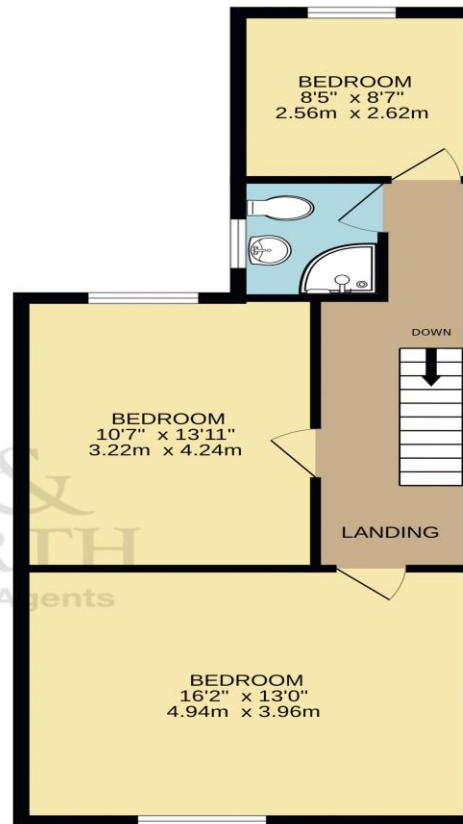




GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

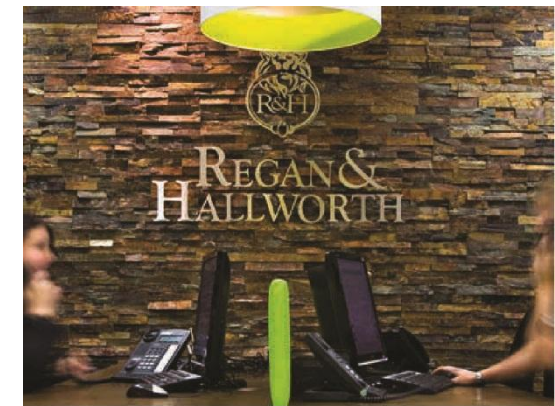


1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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