

FOR SALE

16, Eccleston Street, Swinley, WN1 2AY

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

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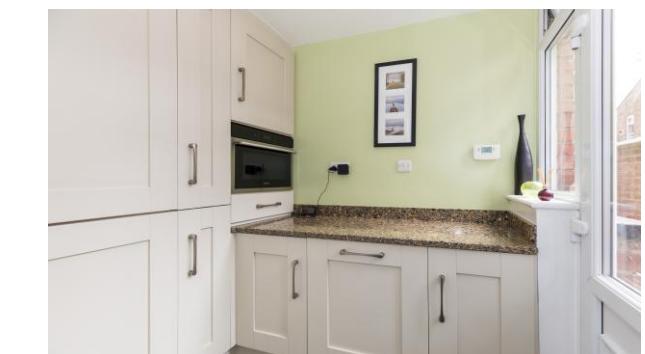


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Stunning Edwardian home offering 1812 SQFT & boasting a wonderful landscaped garden

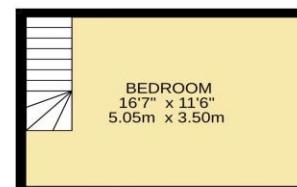
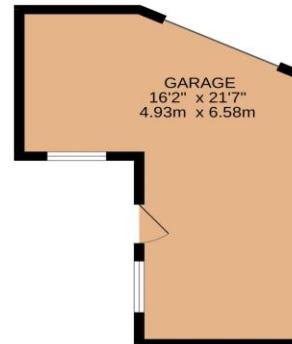
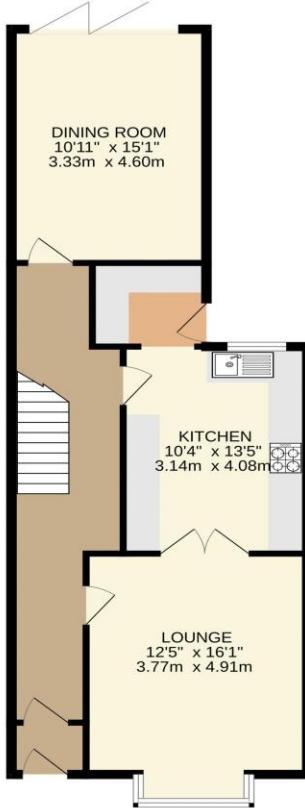


Brimming with immediate eye-catching kerb appeal & boasting a substantial 1812 square feet of elegant, period living space inside - this stunning Edwardian home effortlessly blends stunning presentation with quality fittings throughout, whilst cleverly maintaining the property's period sensibilities. Perfect then for any growing families wanting something that boasts all the charm of a property with high coved & moulded ceilings, large bays & elegant stained glass windows, the home also boasts the very unusual feature of a generous rear garden & large detached garage - quite a rarity in the Swinley area. Built across three floors, this impeccably presented home in brief comprises; a main entrance hallway, stunning front lounge with large bay window with beautiful encased stained glass & a feature fireplace, a beautiful rear fitted kitchen with composite granite worktops & breakfast bar, spot lighting & a range of integrated appliances, beyond which is a useful utility & stunning dining room which is finished with smart Herringbone flooring & stylish bi-folding doors that open out onto the wonderful rear garden. Upstairs, the first floor provides three generously sized bedrooms, which benefit from fitted units plus there is a sleek, fully tiled bathroom suite with separate electric wc. To the second floor there is a superb additional double bedroom too. Externally the garden here is another key feature of the property; the rear has been beautifully landscaped & is finished with quality Indian Stone paving, a lovely re-pointed perimeter wall, outside lighting integrated in to the paving & access into the detached garage which itself offers considerable garden office potential / off road parking / storage. Locally, the home rests a short walk into the scenic Haigh Hall, plus is within easy reach of Swinley's numerous shops, amenities, bars & cafes, plus the town centre itself. Early inspection is essential on the wonderful period home.





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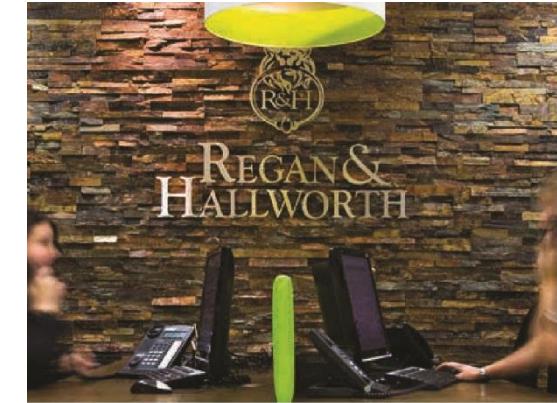
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TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

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.



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