

23, Newton Close, Swinley, WN1 2LH



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Stunning, fully renovated upper floor apartment offered to the market with no chain delay.



- Stunning upper floor apartment
- Fully renovated throughout
- Ideal starter home / investment
- Available chain free
- 1 bedroom / open plan design
- Smart fitted kitchen & shower room
- Close to numerous shops
- 497 SQFT

Offered to the market with the added benefit of no chain delay, this smart upper floor apartment should appeal to a wide range of clients; from any first time buyers looking to get on the property ladder, as an easy to rent investment for a portfolio or for a professional person, for example nurse or doctor or someone needing to be close to motorway and rail links for commuting to Manchester, Liverpool, and Preston. Having been refurbished to a very high standard in recent years, the apartment is beautifully presented throughout with a modern contemporary style making it a great buy.

Our clients have re-wired the property, replastered throughout, completely replaced the heating system with new storage heaters & tank, plus replaced floorings, internal doors & installing a smart new kitchen & shower room. The result is the ideal turn-key purchase that comprises; an entrance hallway, stylish shower room which has a large walk in shower, an open plan kitchen and dining space incorporating the lounge, plus a large double bedroom. The kitchen has been fitted with a range of integrated appliances plus the apartment boasts ample storage too.

To the outside are well tended communal gardens and the apartment benefits from a garage providing secure off road parking or extra storage. Located in the heart of Swinley it is convenient for the Royal Albert Edward Infirmary, walking distance to the town centre, and has many shops, restaurants, pubs and a Post Office just around the corner. Viewings are a must. No chain delay.





2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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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