

FOR SALE

85, Wrightington Street, Swinley, WN1 2BX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



85, Wrightington Street, Swinley, WN1 2BX

Spacious semi-detached family home with garage & no onward chain.



- Large traditional semi-detached home
- Impressive amount of floorspace
- Wider than average rear plot
- No onward chain
- 3 bedrooms / 3 reception rooms
- Superb potential
- Detached garage
- 1697 SQFT

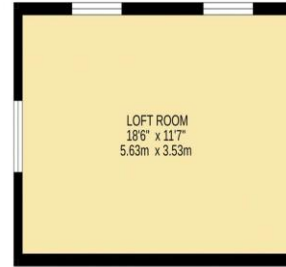
Enjoying a quiet residential position along the hugely sought after Wrightington Street, a pretty setting where properties seldom come on the open market, this impressively sized home provides a generous 1697 square feet of living space & must be viewed to be fully appreciated. Brimming with eye-catching kerb appeal the property itself is a pretty 1930s semi-detached home that would be perfect for a growing family and is offered to the market with the added benefit of no chain delay. Set across two floors plus benefiting from a garage to the side & rear extensions (a garage being a notably unique feature in the area), the property as a result rests on a larger overall plot than commonly found in Swinley & provides considerable potential & excellent value for money for today's busy market.

The general arrangement comprises; a main entrance hallway (including porch), a spacious front lounge with pretty bay window, a rear dining room plus a fitted kitchen (the rear also has the option to be knocked through to create a more contemporary open plan design, should clients wish). Beyond the kitchen is an additional reception room / extension which connects to a wash room / utility with wc (this area provides lots of potential for annexe style living / home office use) Upstairs, there are three good sized bedrooms plus a principal bathroom & separate wc with a fixed staircase giving access to a converted loft - though this isn't to regs and can't technically be classed as a bedroom.

Externally the home has a secure & very private rear garden which is very mature and well stocked. The rear is also large enough to accommodate an extension, should clients wish, whilst to the front there is the access to the detached garage. Early viewings are highly recommended. No chain delay.







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TOTAL FLOOR AREA : 1697 sq.ft. (157.7 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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