

TO LET

60, Swinley Lane, Swinley, WN1 2EB

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Mid-terrace property located in the ever popular area of Swinley

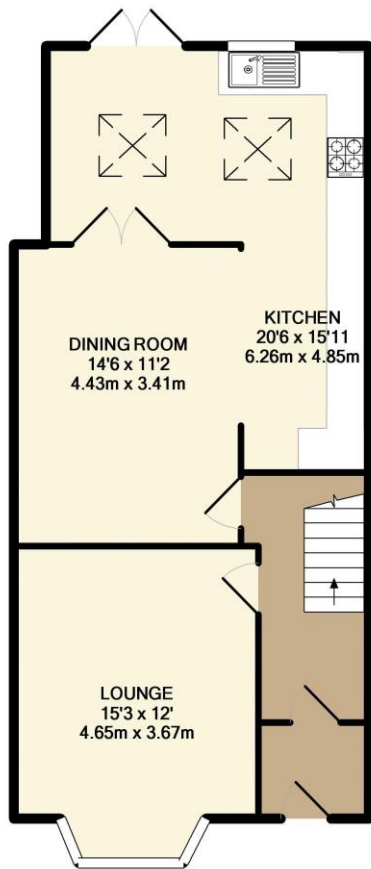


- Period mid-terrace family home
- Modern kitchen with cooker and hob
- Four great sized bedrooms
- Close to schools and amenities
- Excellent sized reception rooms
- Family bathroom and en-suite wc
- Front and rear gardens
- 1474 SQ. FT.

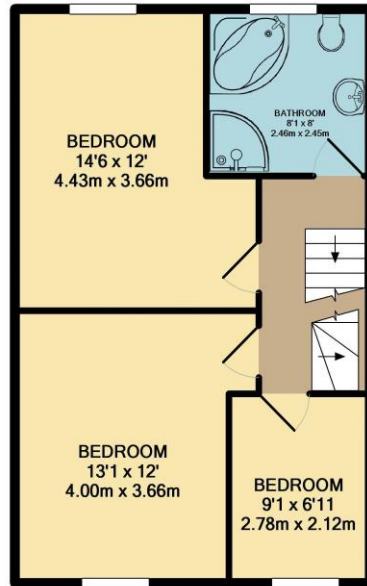
Now available to let and situated in the ever-popular area of Swinley in Wigan sits this impressive bay fronted Victorian Mid-terrace home. Swinley Lane is an impressive four bed property which is set over three floors and finished to a fantastic standard throughout. The property gives great access to a range of amenities, town centre, hospital, Haigh Country Park, schools for all ages and is just a short drive to a number of major motorway networks. The property briefly comprises of entrance hallway, lounge with feature bay window, dining room, modern fitted kitchen offering a range of wall, base and drawer units which then leads through to a extension which houses a family / morning room. Up on the first floor the landing area opens to give access to two large double bedrooms one to the front and the other to the rear, a third good sized single bedroom and then a modern four-piece family bathroom with separate shower unit. Stairs from the landing give access to the second floor where there is a fourth double bedroom with en-suite cloakroom/wc. Externally the property benefits from a walled yard style garden and a good sized enclosed rear low maintenance yard. Internal inspection of this truly outstanding property is highly recommended to fully appreciate the properties space and outstanding location.







GROUND FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)



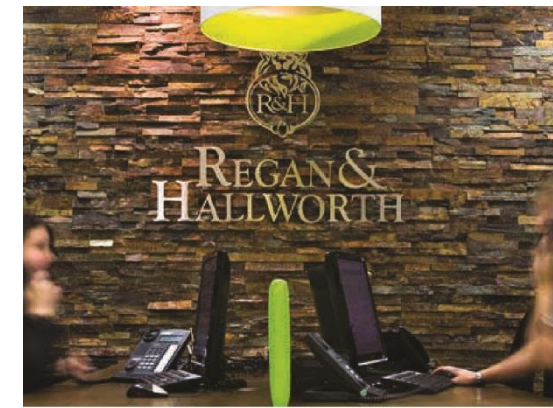
1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1474 SQ.FT. (136.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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