

20, Newton Close, Swinley, WN1 2LH



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2 bed upper floor apartment with excellent potential & no chain delay.



- Upper floor apartment
- Ideal investment
- Popular development
- Available chain free
- 2 bedrooms / 1 reception room
- Excellent potential
- Garage & store
- 625 SQFT

Now available for sale and offered with NO ONWARD CHAIN this upper floor apartment located close to Wigan town centre is an excellent opportunity for a buyer to get on the property ladder, as an investment for rental, 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. To the outside are well tended communal gardens that are private and not overlooked 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 and has many shops, restaurants, pubs all located on its doorstep. The property is also just a short walk away from Haigh Country Park. The property internally offers excellent potential for someone looking to renovate & in brief comprises; a hallway, modern style principal shower room, a main lounge with pleasant views of the gardens, two bedrooms plus a fitted kitchen. Externally the apartment has the bonus of a single garage with up and over door, an additional store and communal gardens. Internal inspection is recommended to really see the full potential of this property and its excellent location. No chain delay.





FIRST FLOOR
625 sq.ft. (58.0 sq.m.) approx.

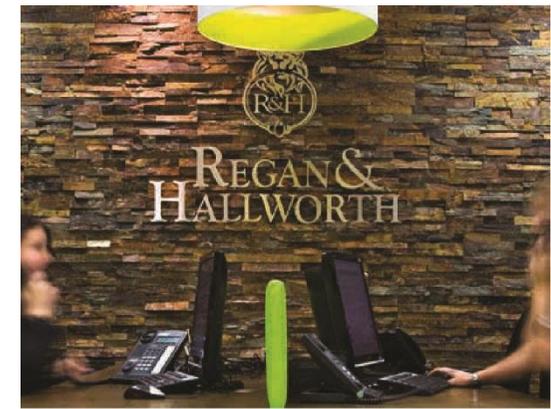


TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

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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