

TO LET

8, Eccleston Street, Swinley, WN1 2AY

REGAN & HALLWORTH
The Professional Estate & Letting Agents



8, Eccleston Street, Swinley, WN1 2AY

An exceptional quality four bed period home with remarkable A energy rating*



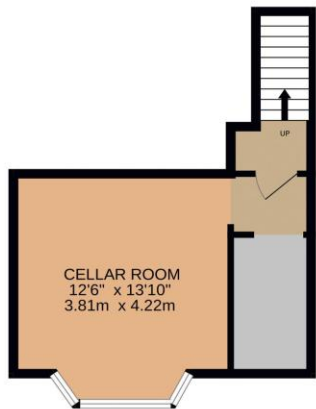
- Stunning four bed period home
- Exceptional A-Rated energy performance
- Sleek & stylish fitted kitchen
- Basement with cellar room
- Refurbished & significantly upgraded
- Solar photovoltaics & battery storage
- Utility room & ground floor WC
- 1774 SQ.FT.

8 Eccleston Street in Swinley has recently undergone a comprehensive programme of refurbishment and upgrading, creating a home of exceptional quality and style. Offering substantial accommodation extending to almost 1,800 sq. ft. arranged over three floors, the property comprises four bedrooms, two reception rooms and a cellar—each space thoughtfully presented with its own distinctive décor, while still retaining the original charm and character of this beautiful period home. A significant focus has been placed on energy efficiency, with upgrades including new energy-efficient double glazing and doors throughout, EV solar panels with storage battery, and enhanced insulation. Remarkably, this has elevated the property to an A-rated EPC—a rare achievement for a period property, which would more typically fall within a D rating. Available to let, this home offers a wealth of quality fixtures and fittings, from integrated kitchen appliances to stylish flooring, blinds, curtains, plantation shutters and light fittings, meaning it is truly ready for immediate occupation. Outside the house boasts a sunnysouth-east facing garden to the rear which provides a great space for relaxing and outdoor entertaining with a flagged patio offering a private oasis in the heart of Swinley. Characterful, spacious, and energy-efficient, this is a rare opportunity to acquire a standout period property in the heart of Swinley.

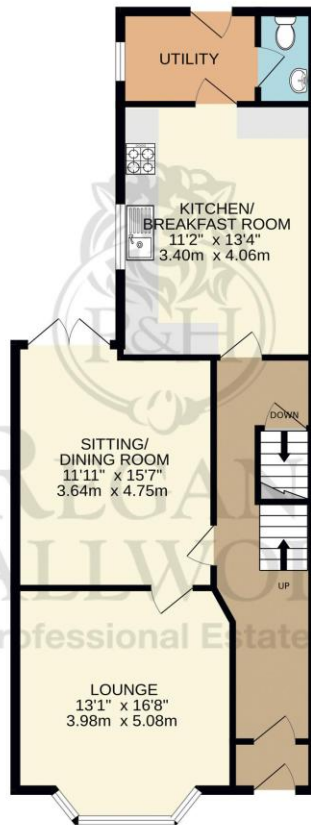




BASEMENT
275 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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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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