

TO LET

17, Clifton Street, Swinley, WN1 2BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents



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Exceptional three bed end-terrace home located in the Swinley area of Wigan.



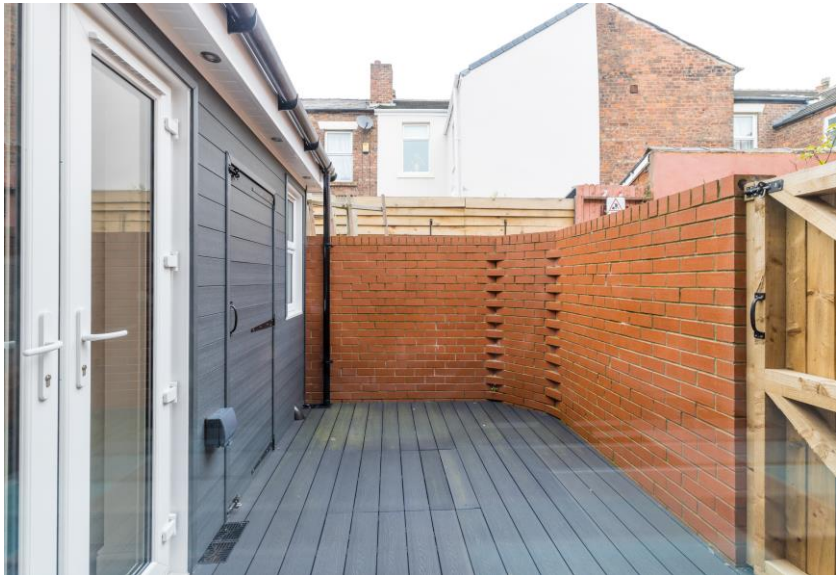
- Fully renovated end-terrace home
- Modern fitted open plan kitchen / dining
- Three great sized bedrooms
- Close to town centre and schools
- Outstanding and versatile reception rooms
- Two exceptional Family bathrooms
- Front and rear yard style gardens
- 1043 SQ. FT.

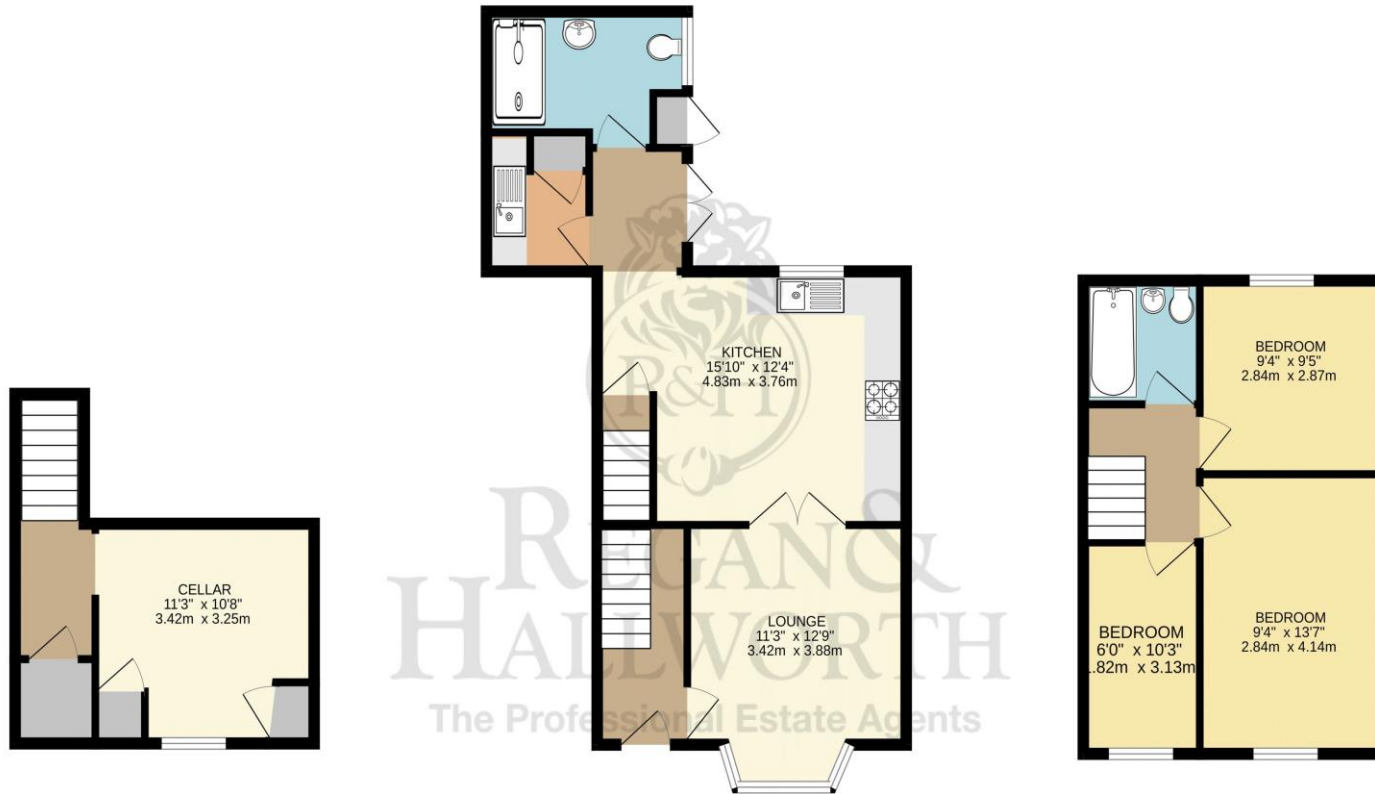
This is an exciting opportunity to rent a fully renovated, three-bed end-terrace home situated along a popular street in Swinley. Clifton Street has been finished to an exceptionally high standard throughout, boasting spacious and versatile accommodation set over three floors. The property is within easy walking distance to the town centre with its bus and train station along with a fantastic range of amenities, Haigh Country Park, Wigan hospital, and is just a short drive to several major motorway networks.

The versatile accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a great-sized lounge/sitting room located to the front with a bay window, an outstanding open-plan kitchen/dining room located to the rear with the kitchen offering a range of wall, base, and drawer units along with a cooker. An inner hallway then gives access to a well-equipped utility room and a modern fitted bathroom comprising a WC, sink unit, and walk-in shower unit. Stairs from the dining area lead down to a cellar which would make a great home office/gym/playroom. Up on the first floor, there are two large double bedrooms, a third good-sized single bedroom, then a modern fitted family bathroom with a shower over bath.

Externally, the property has a walled yard-style garden to the front and a secure yard to the rear. Internal inspection is highly recommended to truly appreciate the property's size, outstanding finish, and superb location.







TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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