

15, Holme Terrace, Swinley , WN1 2HH

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 15, Holme Terrace, Swinley , WN1 2HH

*Outstanding two bed mid-terrace home located in the ever popular area of Swinley.*

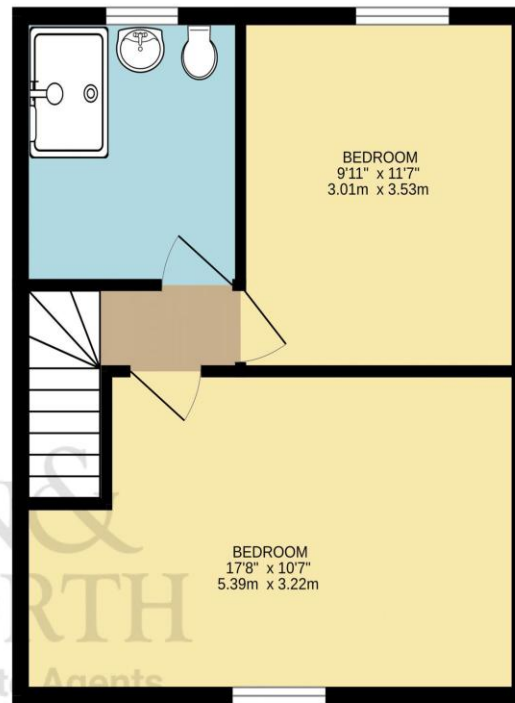
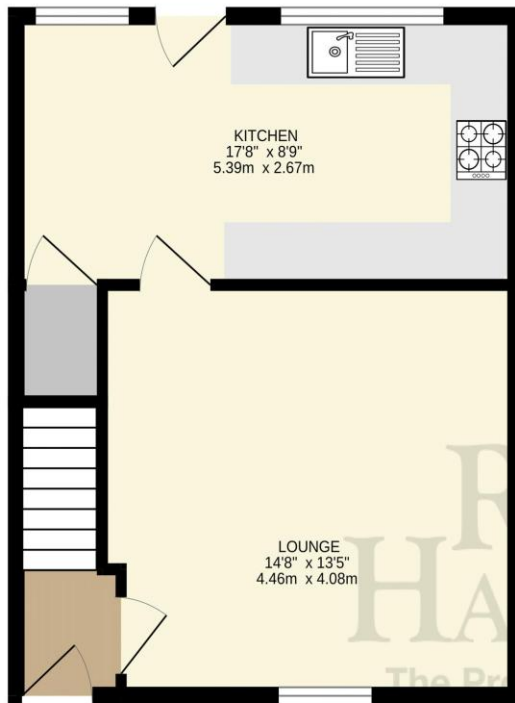


- Modern mid-terrace home
- Open plan kitchen / dining room
- Modern bathroom with shower
- Close to hospital / town centre
- Great sized lounge / sitting room
- Two good sized double bedrooms
- Private enclosed rear yard
- 783 SQ. FT.

Now available for sale and located in the ever-popular area of Swinley is this impressive, two bed mid terrace home. Holme Terrace has been finished to an excellent standard throughout making this an ideal turn key property for the first time buyer. The property boasts excellent access to Haigh Country Park, Wigan Hospital, town centre with bus and train station and some outstanding schools for all ages. In brief the accommodation comprises hallway, large formal lounge / sitting room located to the front of the property then a modern fitted open plan kitchen / dining room to the rear boasting a range of wall, base and drawer units along with cooker and space for a table and chairs. On the first floor there is an impressive double master bedroom located to the front of the property, a second double bedroom located to the rear then a modern fitted wet room, with shower, wc and sink unit. Externally to the front there is ample on street parking which is permit parking and a private yard to the rear with sheds. Internal inspection is highly recommended to truly appreciate the property's size, internal condition and outstanding location.







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TOTAL FLOOR AREA : 783 sq.ft. (72.8 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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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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