

FOR SALE

18, Newton Close, Swinley, WN1 2LH



18, Newton Close, Swinley, WN1 2LH

Smart, fully renovated upper floor apartment with no chain delay.



- Stunning upper floor apartment
- Fully renovated throughout
- Full rewire / new plasterwork
- Available chain free
- 1 bedroom / open plan design
- Smart, newly fitted kitchen
- Ideal starter home / investment
- 497 SQFT

Offered to the market with the added benefit of no chain delay, this smart upper floor apartment should appeal to a wide range of clients; from any first time buyers looking to get on the property ladder, as an easy to rent investment for a portfolio 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.

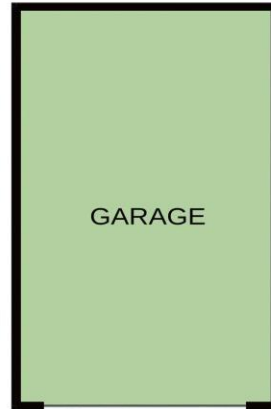
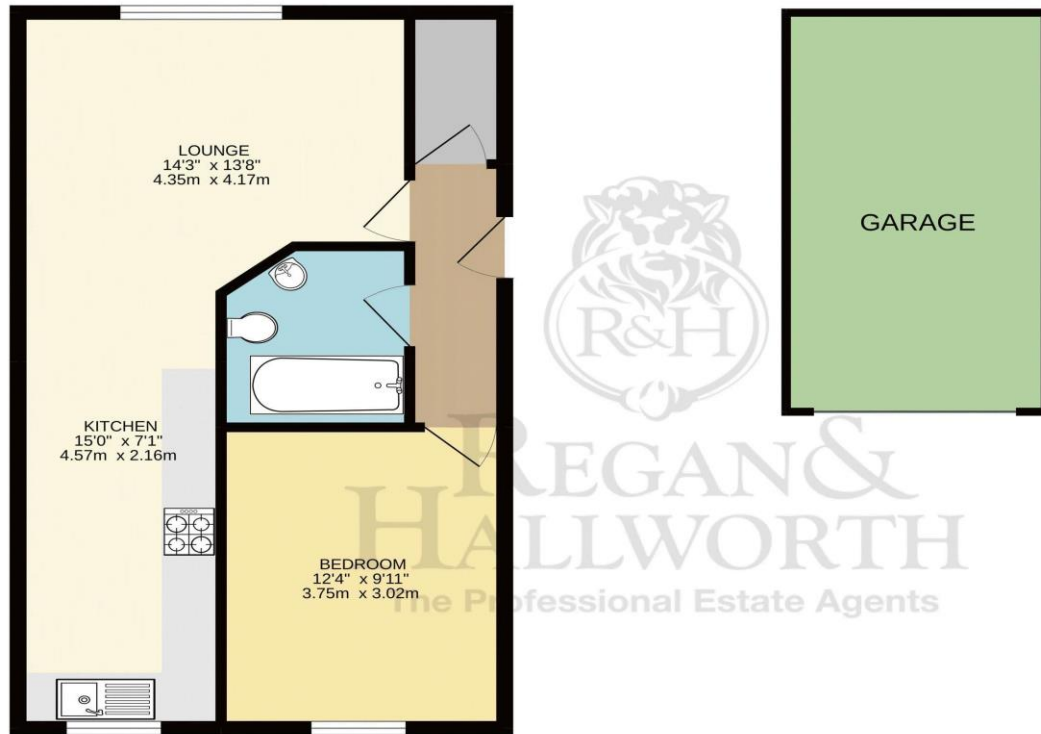
Having been newly refurbished to a very high standard throughout, the apartment is finished with a modern contemporary style making it a great buy. Our clients have re-wired the property, replastered throughout, completely replaced the heating system with new storage heaters, plus replaced floorings, internal doors & installing a smart new kitchen & shower room. The result is the ideal turn-key purchase that comprises; an entrance hallway, stylish shower room which has a large walk in shower, an open plan kitchen and dining space incorporating the lounge, plus a large double bedroom. The kitchen has been fitted with a range of integrated appliances plus the apartment boasts ample storage too.

To the outside are well tended communal gardens 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, walking distance to the town centre, and has many shops, restaurants, pubs and a Post Office just around the corner. Viewings are a must. No chain delay.





2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com

TOTAL FLOOR AREA : 497 sq.ft. (46.2 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.
Made with Metropix ©2022



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.



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com