

FOR SALE

22, Duke Street, Swinley , WN1 2BJ

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

 ESTD
1996



22, Duke Street, Swinley , WN1 2BJ

Superb detached family home located in the Swinley area of Wigan.



- Outstanding detached family home
- Open plan kitchen / dining / family room
- Two modern fitted family bathrooms
- Close to town centre and transport links
- Spacious & versatile accommodation
- Three good sized double bedrooms
- Gardens, driveway & garage
- 1727 SQ. FT.

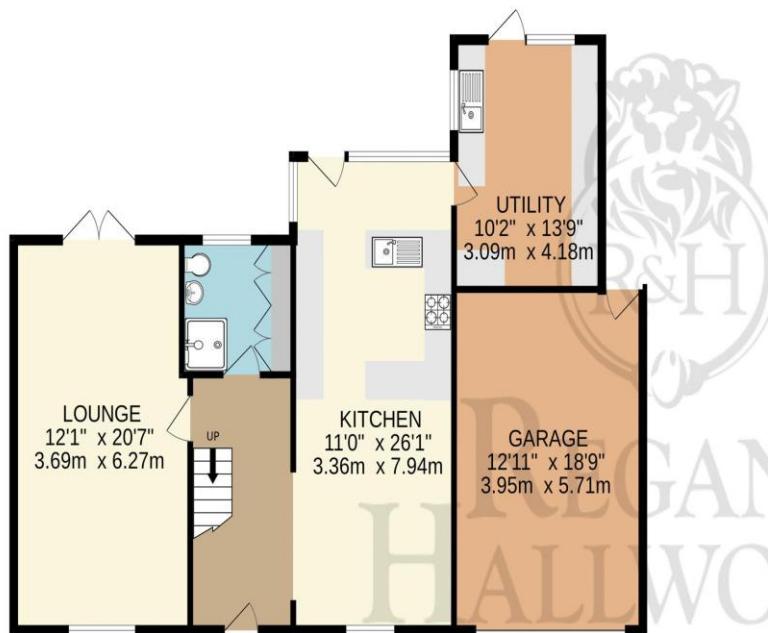
Situated along a quiet, one-way street in the heart of Swinley, Wigan sits this impressive, detached home. Duke Street has been finished to a high standard throughout boasting just over 1700 square feet of spacious and versatile accommodation. The property boasts excellent access to some local amenities and the town centre with its bus and train station, Haigh Hall and Park, Wigan Hospital and some outstanding schools for all ages. This stunning family home is in turn-key condition and has the potential to extend into the garage and above all subject to local planning. In brief the accommodation comprises of entrance hallway, full bathroom with wc, sink unit and shower then a large formal lounge / sitting room with large windows to the front aspect and double doors to the rear giving access to the gardens. There is a modern and open planned kitchen / dining / morning room with the kitchen offering an excellent range of wall, base and drawer units along with access to the gardens and a large utility room / home office. Up on the first floor the large master double bedroom spans the whole width of the property with windows to the front and rear, two more good sized double bedrooms and a modern fitted family bathroom with shower. Externally Duke Street has two private driveways to the front with well-maintained garden area and access into the large integral garage. To the rear there are large, private walled gardens with lawn, patio area and a range of mature plants, trees and shrubs. Internal inspection of this outstanding home is recommended to fully appreciate the deceptive size, superb finish and excellent location.



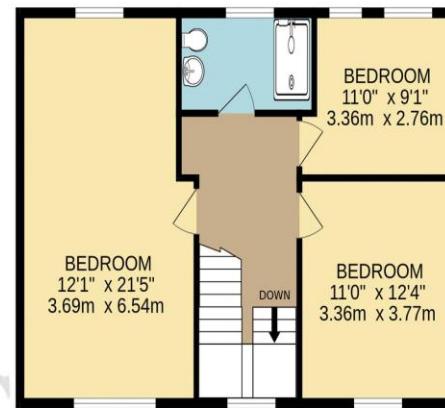


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GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.

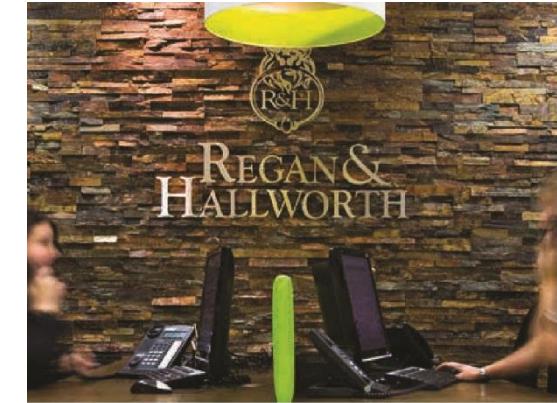


TOTAL FLOOR AREA : 1727 sq.ft. (160.4 sq.m.) approx.

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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

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

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com