

TO LET

51A, Graysons Close, Swinley, WN1 2AN



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Fully renovated two bed end terrace home located in the popular area of Swinley.



- Fully renovated end-terrace home
- Large reception room
- Two good sized bedrooms
- On street parking / rear yard
- Finished to an exceptionally high standard
- Modern kitchen with cooker
- Bathroom with shower over bath
- 545 SQ. FT.

A fantastic opportunity to rent this fully renovated two-bedroom end-terrace home, located in the ever-popular Swinley area of Wigan. Graysons Close has been finished to an exceptionally high standard throughout, including a superb, newly fitted kitchen, modern family bathroom, fresh décor, and new flooring.

The property is positioned on a popular residential street, offering convenient access to Wigan town centre and its wide range of amenities, as well as bus and train stations, Wigan Hospital, Haigh Country Park, excellent local schools, and the M6 motorway network.

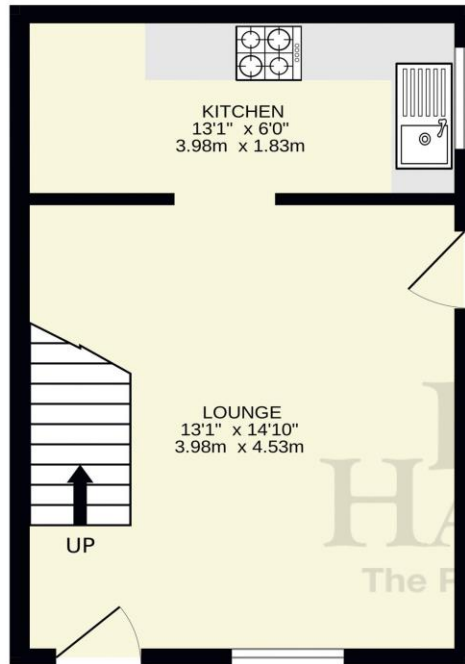
Internally, the accommodation comprises a spacious open-plan lounge/dining room to the front, followed by a modern and well-equipped fitted kitchen to the rear, complete with a range of wall, base, and drawer units and a cooker. To the first floor, there is a generous family master bedroom to the front, a newly fitted family bathroom with WC, sink unit, and bath with a shower over, and a second single bedroom to the rear.

Externally, the property benefits from on-street parking to the front and a private, secure gated yard to the side. Internal viewing is highly recommended to fully appreciate the property's excellent condition, quality finish, and desirable location.

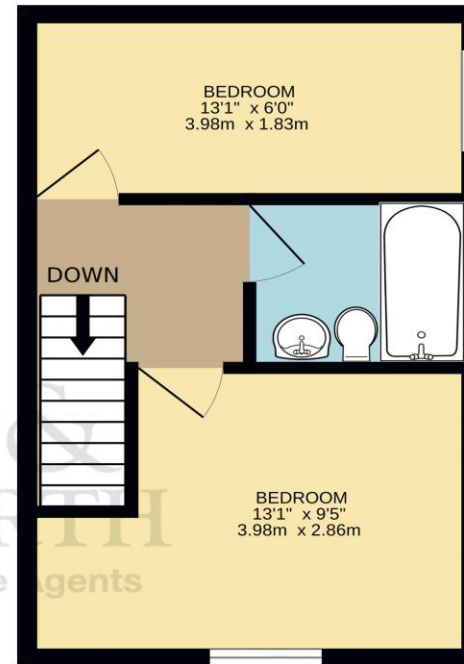




GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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