

FOR SALE

2, Wrightington Street, Swinley, WN1 2AZ



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Impressive double-fronted period home with large cellars & generous rear garden.



- Impressive period home
- Astonishing amount of floorspace
- Ideal family home
- Available chain free
- 5 bedrooms / 2 reception rooms
- Large open cellars & garage
- Mature rear garden
- 2432 SQFT

Enjoying considerable eye-catching kerb appeal & totalling a very generous 2432 square feet of beautiful period living space - this handsome semi-detached family home is centrally located in the highly sought after area of Swinley & within easy reach of numerous shops, amenities and eateries. The property itself is arranged across two floors (plus particularly spacious cellars that provide superb potential for even more living space) offering considerable value for money for today's busy market & would be ideal for a large family in need of lots of living space. Brimming with lots of pretty period detail too, the home boasts beautiful high ceilings, lovely ornate coving & generously proportioned rooms.

In brief the property comprises; a main welcoming hallway, with a lovely main lounge with feature fireplace, a rear dining room with access out onto the garden, plus a fitted kitchen & wc / cloaks with shower. To the first floor there are five bedrooms, plus there is a principal bathroom suite with a separate wc. Furthermore, the cellars are notably large with lots of head height too, making them ideal for tanking and converting into genuine living space / studio / place to run a business from should clients wish.

Externally, because of the width of the property, there is a sizeable rear garden which is private, mature and walled. To the front is an integral garage which provides precious off road parking / storage. Locally the home rests close to Wigan Town Centre & its many shops, train stations etc, plus the picturesque Haigh Hall Country Park & Plantations are within easy reach. Early viewings are highly recommended on this superb period home. No chain delay.







TOTAL FLOOR AREA : 2432 sq.ft. (225.9 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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