

FOR SALE

121, Swinley Road, Wigan, WN1 2DJ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 121, Swinley Road, Wigan, WN1 2DJ

*Superb four bed period semi-detached family home located in Swinley.*



- Outstanding period semi-detached home
- Newly fitted modern kitchen / appliances
- Modern fitted family bathroom
- SOLD WITH NO ONWARD CHAIN
- Superb sized reception rooms
- Four excellent sized bedrooms
- Gardens and garage
- 1863 SQ. FT.

Offered for sale with no onward chain, this impressive period semi-detached home on Swinley Road is situated just a short walk from Wigan town centre and the beautiful Mesnes Park. The street is highly regarded for its fine Victorian and Edwardian homes, and this property is a superb example—combining generous living space with charming period features. Extending to an impressive 1,863 square feet, the property retains many of its original characteristics, including high ceilings, ornate coving, feature fireplaces, and attractive bay windows. Ideally located for easy access to the town centre, bus and train stations, local schools, the hospital, and major motorway links, this excellent family home perfectly balances convenience with character.

Internally, the property is well-presented and includes a newly fitted kitchen and bathroom, though it still offers scope for a buyer to complete some minor finishing works. The ground floor accommodation briefly comprises a welcoming entrance hallway, a spacious formal lounge with a feature fireplace, and a second large reception room (currently utilized as a bedroom). To the rear is a striking, open-plan kitchen/dining room featuring a newly fitted kitchen and direct access to a separate utility room. Up on the first floor, there are four well-proportioned bedrooms served by a newly fitted, modern family bathroom.

Outside, the property continues to impress with a fully enclosed, south-facing rear garden that is not directly overlooked. It also benefits from a double garage - a highly sought-after and rare feature for homes of this type. Early internal viewing is strongly recommended to fully appreciate the sheer scale, character, and excellent position of this exceptional home.

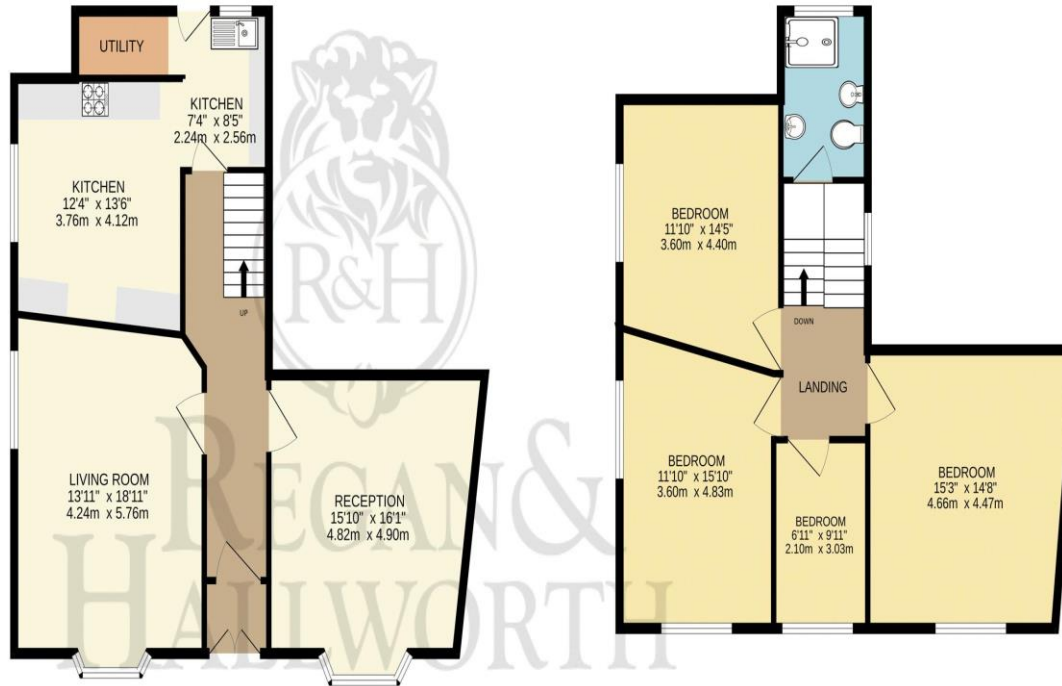
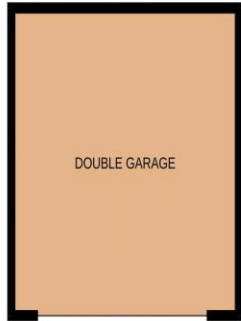




GARAGE  
270 sq.ft. (25.1 sq.m.) approx.

GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1863 sq.ft. (173.0 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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**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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