

FOR SALE

37, Wrightington Street, Swinley, WN1 2BX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



37, Wrightington Street, Swinley, WN1 2BX

Exceptional two bed semi-detached bungalow located in the Swinley area of Wigan.



- Exceptional semi-detached bungalow
- Modern open plan kitchen / breakfast room
- Four piece family bathroom suite
- Close to town centre and transport links
- Great sized reception room
- Two large double bedrooms
- Gardens / driveway / summer house
- 1052 SQ. FT.

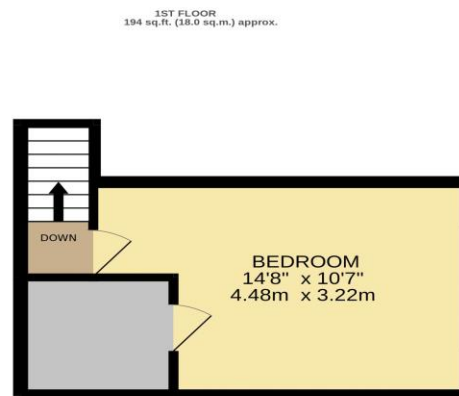
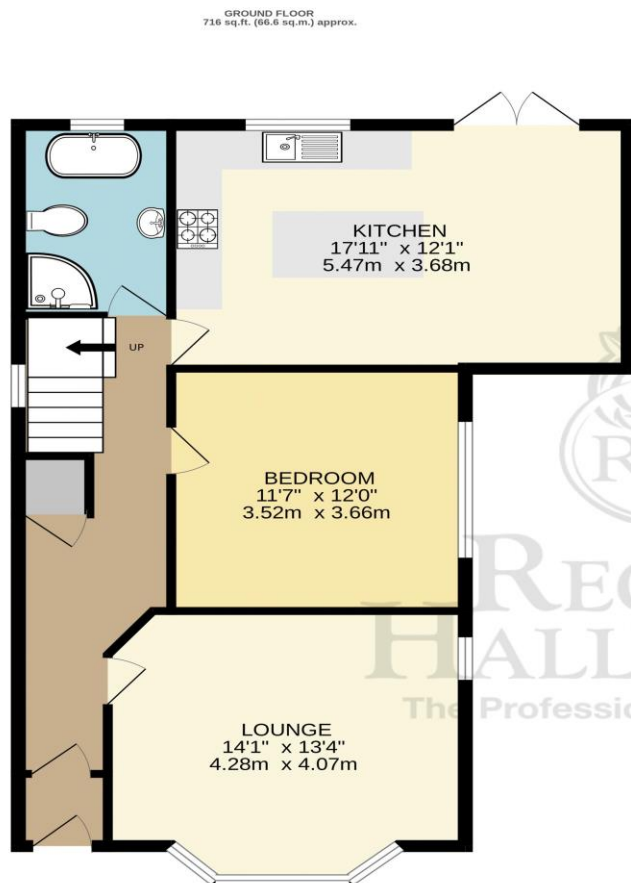
A superb opportunity to purchase a fully renovated semi-detached bungalow in the ever-popular Swinley area. Finished to an exceptional standard throughout, Wrightington Street offers well-maintained gardens, a fully insulated garden room, and off-road parking. The property is conveniently located close to local amenities, the town centre, bus and train stations, the hospital, Haigh Country Park, and highly regarded schools.

In brief, the accommodation comprises an entrance hallway, a spacious formal lounge/sitting room to the front with a bay window, a large double bedroom, and a modern family bathroom with WC, sink unit, shower unit, and contemporary freestanding bath. There is also a stunning open-plan kitchen/breakfast room featuring a range of units, appliances, an island, and double doors opening onto the gardens. Stairs from the hallway lead to a landing area and a second double bedroom with a large walk-in wardrobe, offering potential for conversion into an en-suite bathroom.

Externally, the property benefits from a walled and gated entrance with gardens to the front and side. To the rear, there is gated access to the off-road parking space, a well-maintained, low-maintenance garden, and a detached purpose-built insulated garden room with a large storage/utility area to the side. Internal viewing is highly recommended to appreciate the property's exceptional finish, versatile accommodation, and superb location.







TOTAL FLOOR AREA : 1052 sq.ft. (97.8 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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