

44, Holme Terrace, Swinley, WN1 2HG



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Period two bed garden fronted mid-terrace home located in Swinley



- Period garden fronted mid-terrace home
- Well-equipped fitted kitchen
- Four piece family bathroom suite
- NO ONWARD CHAIN
- Two large reception rooms
- Two large double bedrooms
- Front and rear yards
- 886 SQ. FT.

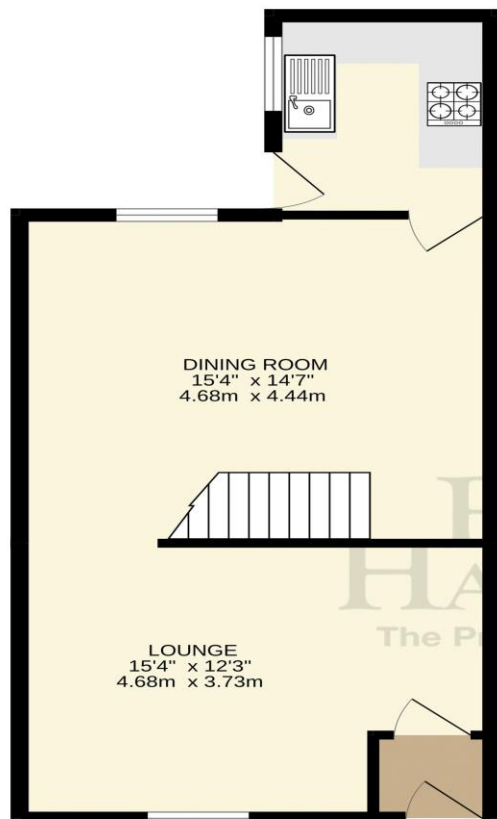
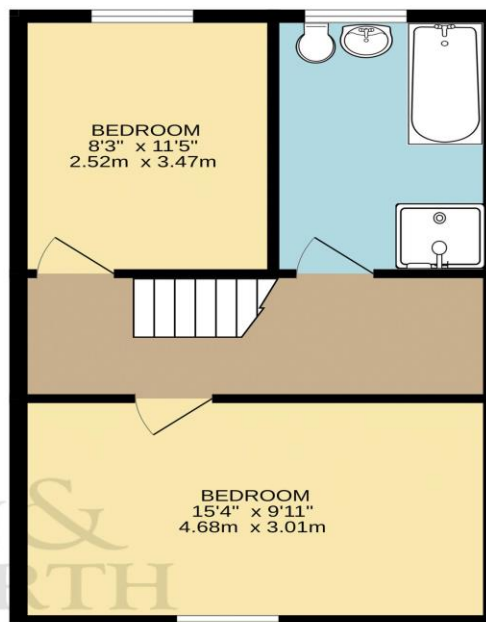
Now available for sale and offered with NO ONWARD CHAIN is this excellent two-bed, mid-terrace home situated along the ever-popular Holme Terrace in Swinley. The property would make an excellent first-time buyer's property or a great investment potentially attracting excellent returns. This garden-fronted period terrace home is located close to a range of local amenities including the town centre with its bus and train station. It also boasts easy access to a range of schools, hospital, Haigh Country Park, and several major motorway networks.

Internally, the accommodation briefly comprises an entrance hall, a large formal lounge/sitting room located to the front, a separate dining room located to the rear, then a well-equipped fitted kitchen with door leading out to the rear yard. Up on the first floor, there is a large double master bedroom located to the front, a second good-sized double bedroom to the rear, then a family bathroom comprising a WC, sink unit, bath, and separate shower unit.

Externally, there is on-street parking to the front with yard-style gardens to the front and rear. Internal inspection is highly recommended to fully appreciate the property's potential and its excellent location.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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