

27, Lessingham Avenue, Swinley, WN1 2HU



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Smart semi-detached home offered to the market with no chain delay.



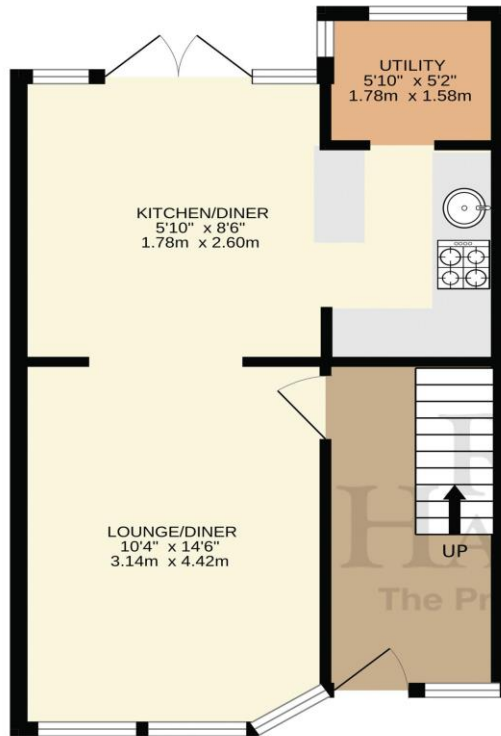
- Modern semi-detached home
- Freshly redecorated throughout
- Ideal starter home / young families
- Available chain free
- 3 bedrooms / open plan lounge
- New floorings and doors
- Off road parking to front
- 780 SQFT

Offering beautiful internal presentation throughout & offered to the market with the added benefit of no chain delay - this superbly presented home has undergone numerous recent upgrades that help to elevate it from the competition & early inspection is essential. The property is enviably positioned along Lessingham Avenue, a highly coveted setting that rests just a short walk to Swinley's various shops, cafes & amenities, plus Wigan Town Centre itself. Internally, the home is set across two floors & has been freshly redecorated throughout. There has been a brand new boiler installed recently. Newly laid carpets, new internal doors & freshly sprayed windows are just some of the other notable additions that our clients have undertaken. The result is an impressive home that has been realistically priced & must be viewed internally to be fully appreciated. In brief the property comprises; a main entrance hallway, a beautiful lounge through diner with French Doors that open out onto the rear garden, plus a fitted kitchen with rear utility / lean-to. Upstairs, there are three bedrooms, all freshly decorated with quality new carpets, plus there is a modern principal bathroom suite. Externally there are gardens to both the front and rear, with the rear being very generously sized and being large enough to accommodate extensions, should clients wish. To the front is a block paved driveway with off road parking for 2 cars. Early viewings are highly recommended. No chain delay. Council Tax Band B. Leasehold 990 yrs.

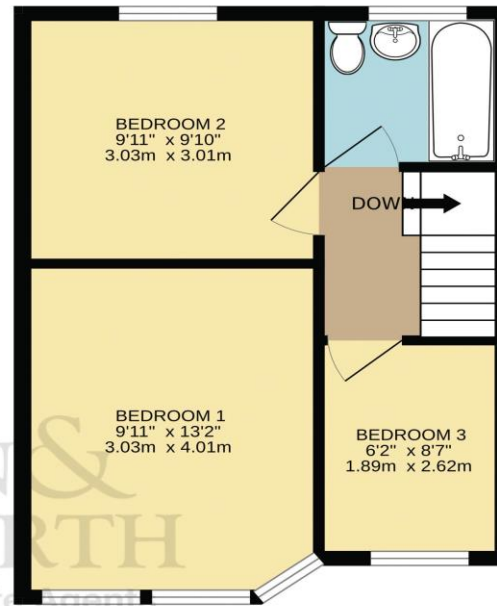




GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

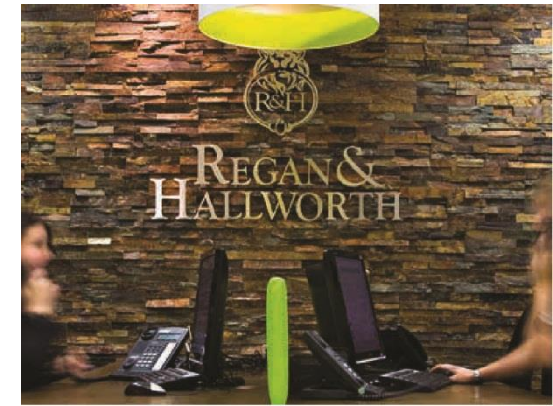


TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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 do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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