

FOR SALE

7, Bellingham Avenue, Swinley , WN1 2NE

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 7, Bellingham Avenue, Swinley , WN1 2NE

*Wonderful period semi-detached home enviably located down a quiet little cul-de-sac setting*

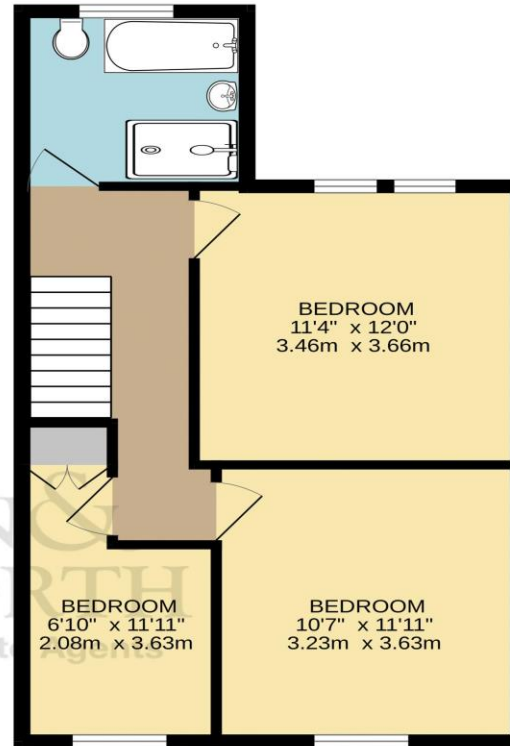
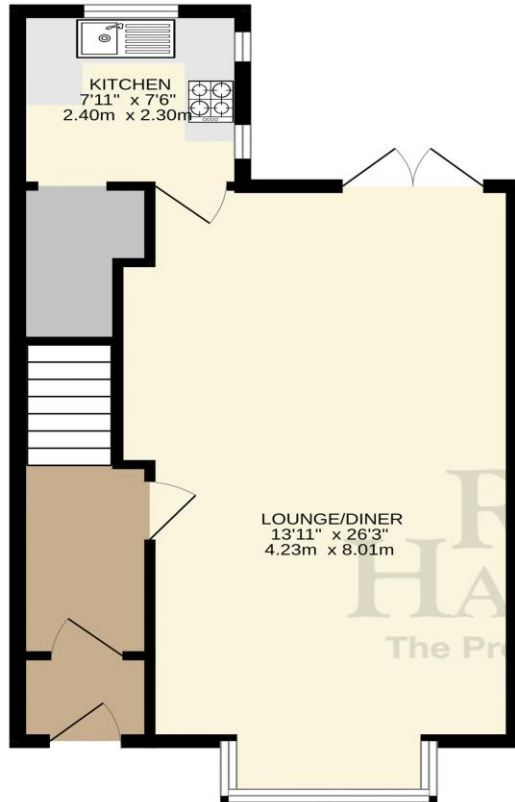


- Beautiful period semi-detached home
- Brimming with period detail
- Close to town centre / Haigh
- Sunny south facing aspect
- 3 bedrooms / open plan layout
- Modern fitted kitchen & bathroom
- Quiet cul-de-sac setting
- 968 SQFT

Brimming with eye catching kerb appeal & offering a generous 968 square feet of pretty, period living space inside - this immaculate semi-detached home effortlessly blends elegant period presentation with a contemporary edge throughout, whilst cleverly maintaining the property's period sensibilities. Perfect then for any growing families wanting something that boasts all the charm of a property with high coved ceilings, large bay windows, spacious rooms and original wooden floors - all arranged over two floors. Great care has been taken here to maintain the 1930s feel of the home, for instance the beautiful timber windows to the front with lovely stained glass & the pretty front door. Internally, a stunning porch with stained glass & inner hallway gives access to a superb open plan living / dining area with feature fireplace, large bay window, original floorboards & pretty coving. The dining area at the rear has French Doors that lead outside plus there is access into a modern fitted kitchen with useful pantry. Upstairs, there are three bedrooms plus a stunning, upgraded 4-piece bathroom suite with walk in shower. Externally the property has a beautifully maintained rear garden which boasts a concrete imprint patio area which is ideal for sitting out and enjoying the south facing aspect. Locally, the home is a stone's throw into the picturesque Haigh Hall Plantations & also close to Wigan Town Centre & all its various amenities, plus Swinley's bars, cafes & pubs. Early viewings are essential to appreciate the quality of home on offer.





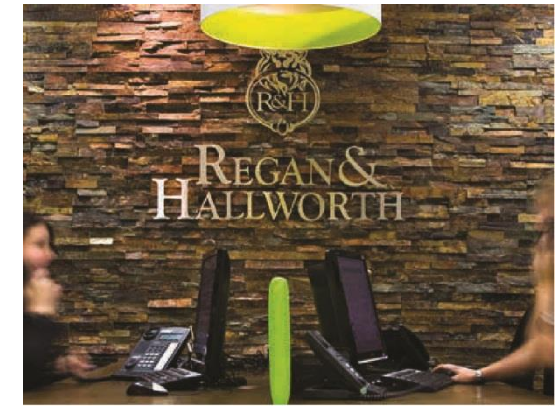


TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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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