

FOR SALE

3, Lessingham Avenue, Swinley, WN1 2HU

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



3, Lessingham Avenue, Swinley, WN1 2HU

Stunning semi-detached with large rear extension & superb open plan kitchen diner.



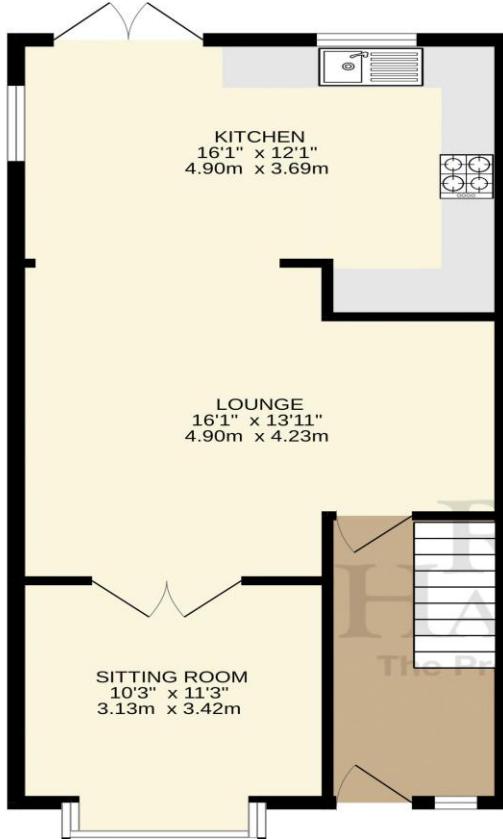
- Stunning semi-detached home
- Impeccably presented throughout
- Superior open plan kitchen diner
- Beautiful landscaped gardens
- 3 bedrooms / 2 reception rooms
- Large full width extension
- Sleek, shower room
- 887 SQFT

A superbly presented and comprehensively extended three bedroom semi-detached home, ideally positioned along the highly prized Lessingham Avenue in Swinley. This exceptional property has been thoughtfully remodelled to create a contemporary, open-plan layout perfectly suited to modern family living, whilst benefiting from a full-width rear extension that significantly enhances the ground floor accommodation. At the heart of the home lies a stunning open-plan kitchen, dining and living space, finished to a high specification. The kitchen features sleek cabinetry, quartz worktops and a full range of integrated appliances, including an induction hob, creating a stylish yet highly functional environment ideal for both everyday living and entertaining. The ground floor further benefits from a modern heating system, with the boiler and radiators replaced within the last two years, offering efficiency and peace of mind. There is also a cosy front lounge with feature bay window. Upstairs, the property offers three well-proportioned bedrooms and a contemporary, fully tiled shower room. All the bedrooms are presented to an excellent standard with the two doubles also benefitting from elegant fitted wardrobes. Externally, the home continues to impress with a beautifully landscaped rear garden, complete with Indian stone patio and striking glass balustrade—an ideal outdoor space for relaxing or entertaining. To the front, there is convenient off-road parking via the double block-paved driveway. Additional highlights include a replacement roof installed within the last five years, plus the ground floor was rewired & replastered throughout. Perfectly located for Swinley's local amenities, well-regarded schools and easy access to the town centre, this outstanding home represents a rare opportunity to acquire a high-specification property in a sought-after residential setting.





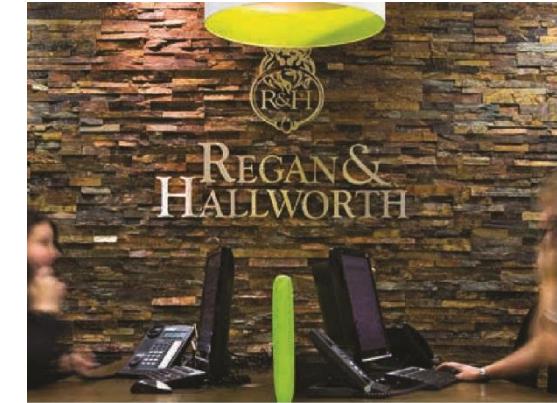
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TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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