

**FOR SALE**

38, Walkden Avenue, Wigan, WN1 2JH

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

ESTD  
1996



## 38, Walkden Avenue, Wigan, WN1 2JH

*Space, style and location — a rare four double bedroom family home in the heart of Swinley*



- Prime Swinley location, walk to town
- Four genuine double bedrooms
- Modern kitchen with appliances & breakfast bar
- Driveway & integral garage
- Extended traditional semi-detached home
- Spacious open-plan lounge & dining area
- South-facing garden (not overlooked)
- 1194 SQ.FT. / No onward chain

This extended traditional semi-detached home occupies a prime position within the ever-popular Swinley area and stands out for its generous proportions, featuring four true double bedrooms — a rare and highly sought-after attribute for a property of this type and price point. Well presented throughout, the property is ideal for modern family life. The ground floor is centred around a spacious open-plan lounge and dining area, creating a warm and sociable environment, while the sleek, handleless kitchen is thoughtfully designed with integrated appliances and a breakfast bar. Upstairs, the sense of space continues with four well-proportioned double bedrooms, complemented by a stylish family bathroom featuring a luxurious double spa bath — ideal for unwinding at the end of the day. Externally, the home continues to impress, with a generous south-facing rear garden providing the perfect setting for outdoor dining, children's play, or simply relaxing in the sun. To the front, a private driveway leads to an integral garage, offering ample off-road parking. Situated within walking distance of Swinley's vibrant selection of bars and restaurants, highly regarded schools, Wigan town centre and Mesnes Park, this superb home combines lifestyle, location and space in equal measure. Offered to the market with no onward chain, early viewing is strongly recommended to fully appreciate everything this standout family home has to offer







TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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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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