

FOR SALE

30, Walkden Avenue East, Swinley, WN1 2DX



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A stylish new renovated three bed semi-detached in prime location



- Three bedroom semi-detached house
- Fully renovated and extended
- Contemporary open-plan kitchen/diner
- Stylish new bathroom
- New heating, electrics and flooring
- Large garage & enclosed gardens
- Corner plot & double driveway
- 1201 SQ.FT.

Occupying a corner plot on one of Swinley's most sought-after residential roads, 30 Walkden Avenue East is a beautifully renovated and extended home that combines striking kerb appeal with stylish, contemporary interiors. Boasting newly installed black uPVC windows, a large attached garage and a generous double-width driveway providing ample off-road parking, this impressive property makes an immediate impression from the moment you arrive. Step inside and you'll discover a home that has been extensively upgraded and thoughtfully modernised throughout, creating a fresh, welcoming and ready-to-move-into living environment.

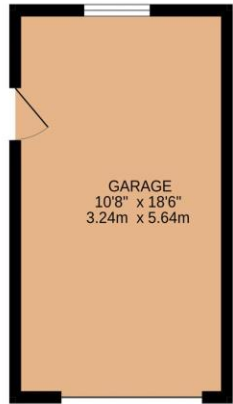
The property has been extended to the rear, enhancing the ground-floor accommodation and creating a superb open-plan kitchen and dining area that forms the natural heart of the home. Newly fitted and finished to a sleek, contemporary standard, this space offers an ideal setting for everyday living, cooking and entertaining. The renovation has been comprehensive, with a new electrical installation, a complete new gas central heating system, extensive replastering to the ground floor and new flooring throughout. A stylish, newly installed bathroom, together with contemporary fixtures, fittings and lighting, completes the modern interior. New blinds have also been fitted, adding the finishing touches and ensuring the property is ready for its next occupants to enjoy from day one. Comfort and efficiency have also been key considerations. With full double glazing, newly installed front and rear doors, improved insulation and a brand-new gas central heating system, the property is designed to provide a warm and comfortable home throughout the year, with the potential for economical day-to-day running costs.

Combining a highly desirable Swinley location with generous parking, a substantial garage, extended accommodation and the reassurance of an extensive renovation, 30 Walkden Avenue East presents an exceptional opportunity to rent a home that feels fresh, modern and ready to enjoy.

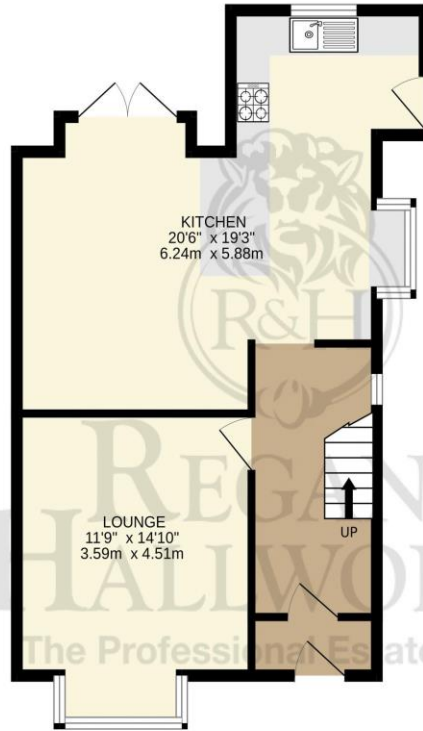




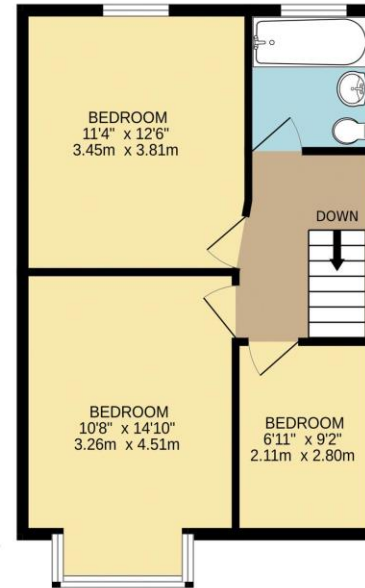
BASEMENT
197 sq.ft. (18.3 sq.m.) approx.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.5 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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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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