

FOR SALE

35, Walkden Avenue East, Swinley, WN1 2DX

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 35, Walkden Avenue East, Swinley, WN1 2DX

Stunning 1930s semi-detached home offering 1034 SQFT of beautiful living space.

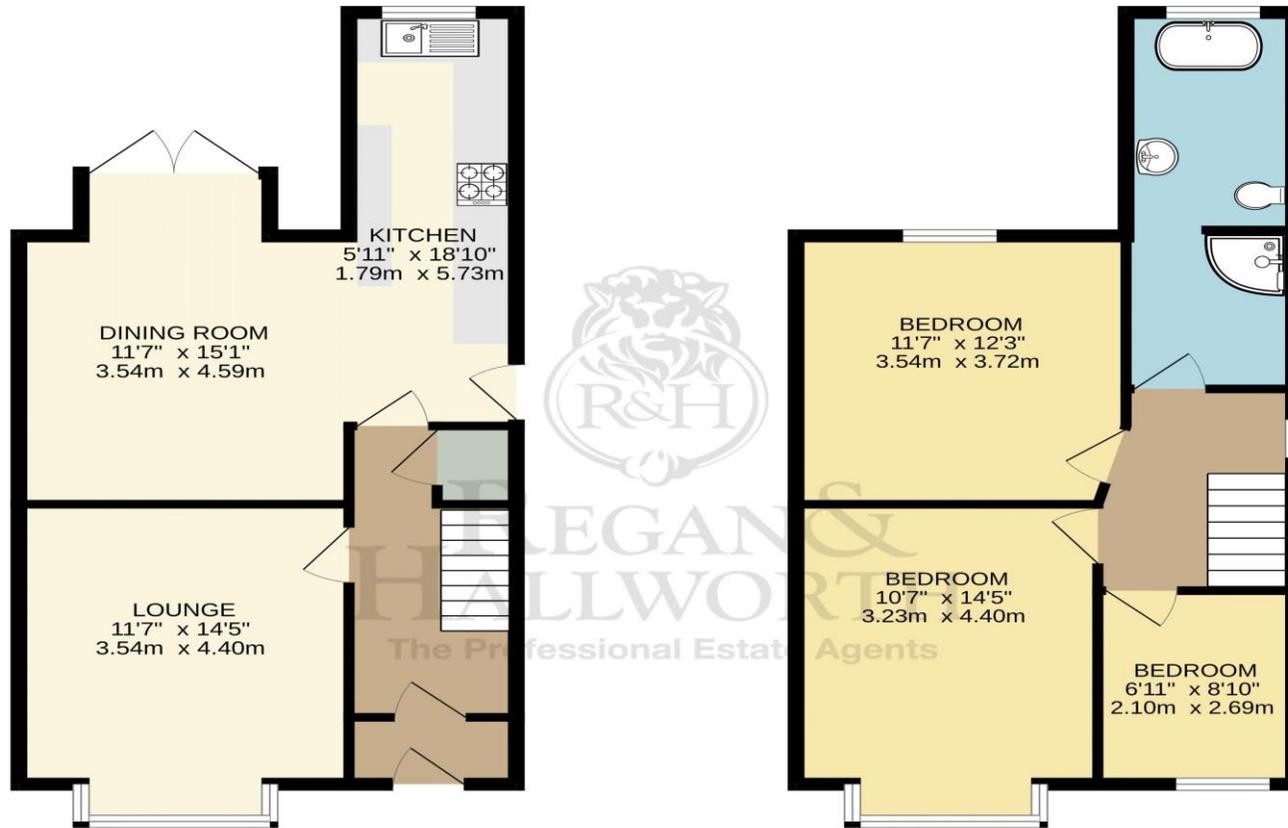


- Beautiful 1930s semi-detached home
- Extended & remodelled layout
- Open plan design
- Sunny south facing aspect
- 3 bedrooms / 2 reception rooms
- Stylish fitted kitchen
- Highly prized Swinley locale
- 1034 SQFT

Enviably positioned along the pretty Walkden Avenue East in the highly coveted area of Swinley, just a short walk to the area's various cafes, pubs and the pretty Mesnes Park - this beautiful 1930s semi-detached home is not only immaculately presented throughout, but has benefitted from a two storey rear extension & some clever remodelling of the ground floor layout. Boasting an impressive 1034 square feet of elegant, high quality living space, the home has undergone significant improvements over recent years that mean any buyers looking for something they can just move into, should take a much closer look. Our clients have had most of the property re-wired, installed a highly efficient new boiler (approx 5 yrs ago) redecorated & replastered throughout and changed all the floorings. The rear of the property was cleverly opened up & a sleek, high spec fitted kitchen installed. The result is the perfect turn-key home which in brief comprises; a welcoming entrance hallway, large main lounge with pretty coved ceiling, bay window & lovely fireplace plus the superb, remodelled open plan kitchen diner with low spot lighting & French Doors that lead outside. The kitchen is finished with a range of quality integrated appliances including an induction hob. Upstairs there are three bedrooms, all immaculately presented with recently installed fitted furniture to the master bed, plus the extended 4-piece family bathroom suite. Externally, the property has a lovely 1930s traditional look to it, with a private rear enclosed garden which has been beautifully landscaped & boasts two lovely Indian Stone patio areas for sitting out. The rear also enjoys a sunny, south facing aspect too. To the front is a block-paved driveway providing off road parking. Early viewings are highly recommended on this hugely impressive home.





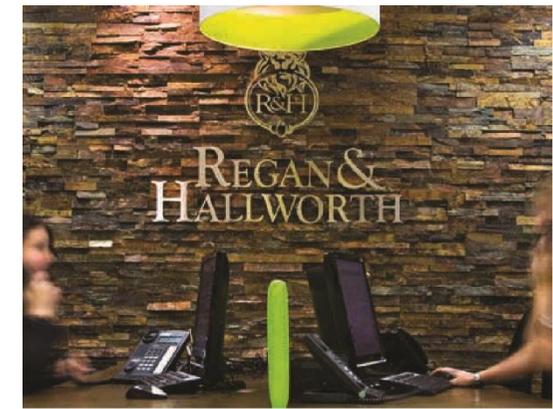


TOTAL FLOOR AREA : 1034 sq.ft. (96.0 sq.m.) approx.

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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