

FOR SALE

61, Walkden Avenue, Swinley , WN1 2JJ

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 61, Walkden Avenue, Swinley , WN1 2JJ

*Outstanding semi-detached family home located in the popular area of Swinley.*



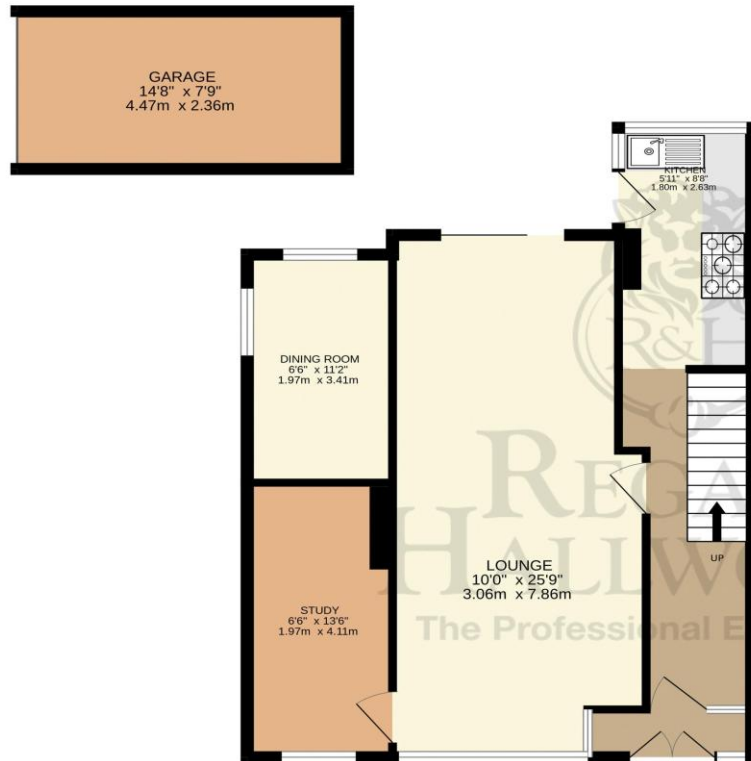
- Exceptional semi-detached family home
- Outstanding sized reception rooms
- Modern well equipped fitted kitchen
- Three great sized bedrooms
- Bathroom with shower over bath
- Large gardens / driveway / garage
- Close to schools and amenities
- 1052 SQ. FT.

Located in the ever-popular area of Swinley sits this impressive and deceptively spacious semi-detached family home. Walkden Avenue has been finished to a superb standard throughout, boasting spacious accommodation set over two floors. The property offers easy access to Wigan town centre and all its amenities, including bus and train stations, schools for all ages, the hospital, Haigh Country Park, and Mesnes Park. It is also just a short drive from the M6 motorway network. In brief, the accommodation comprises an entrance hallway with stairs leading to the first floor. There is a large lounge/sitting room with a window to the front and a sliding door to the rear, which leads into an open-plan dining area. A second separate reception room provides a versatile space, ideal for use as a games room or home office. To the rear sits the modern fitted kitchen, which offers a range of wall, base, and drawer units along with a cooker. Up on the first floor, there are two large double bedrooms—one to the front and one to the rear—a third good-sized single bedroom, and a modern fitted bathroom with a shower over the bath. The property also benefits from a new boiler which was fitted in February. Externally, Walkden Avenue occupies an elevated corner plot with mature, well-maintained gardens to the front and side. To the rear, there is a private and enclosed garden, complete with a garage and off-road parking. Internal inspection is highly recommended to truly appreciate the property's deceptive size, excellent finish, and superb location.

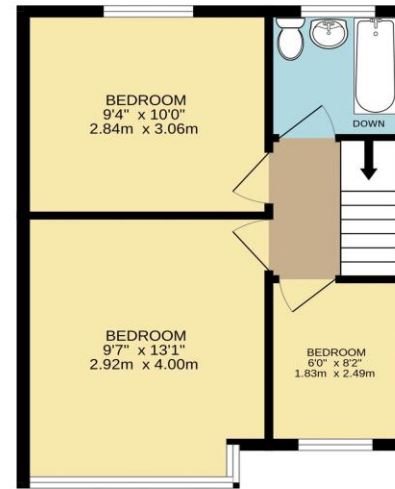




GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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