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**26 Walkden Avenue East, Swinley, Wigan, Lancashire, WN1 2DX**

**£230,000**

An exceptional period semi detached house situated in the heart of Swinley in one of most desirable roads. The amenities of Swinley are a short walk away as is a Mesnes Park and the Town Centre.

The property has been skillfully modernised whilst retain much original character, there is central heating and double glazing and the accommodation briefly comprises; Enclosed porch, reception hall, cloakroom with wc, separate front lounge, open plan dining room/kitchen with integrated appliances, a fantastic family living space. To the first floor there are three generous sized bedrooms and refitted bath. To the outside there are mature gardens to the front and rear and driveway parking.

Properties of this quality are always sought after, there is no onward chain, early viewings are essential avoid disappointment.

## 26 Walkden Avenue East, Swinley, Wigan, Lancashire, WN1 2DX

### Ground Floor

#### Enclosed Porch

Composite door.

#### Reception Hall

Laminate flooring and stained glass panels, central heating radiator and stairs to the first floor.

#### Cloakroom

Double glazed window, wash basin and low level wc.

#### Lounge

**14'5 x 11'3 (4.39m x 3.43m)**

Double glazed bay window and central heating radiator.

#### Dining Room

**14'3 x 11'3 (4.34m x 3.91m)**

Double glazed bay window, laminate flooring and central heating radiator. This room intercommunicates with:

#### Open Plan Kitchen

**14'11 x 11'6 (4.55m x 3.51m)**

Double glazed bay window to side, double glazed window to rear and external door to side. Refitted with high gloss cream wall and base units, contrasting worktops and island breakfast bar, single drainer sink unit, integrated eye level oven, hob, fridge freezer, dishwasher and washing machine, laminate flooring.

#### Landing

With double glazed window to side, drop down ladder providing access to loft space,

#### Bedroom 1

**14'6 x 10'5 (4.42m x 3.18m)**

Double glazed bay window to front and central heating radiator.

#### Bedroom 2

**12'4 x 11'3 (3.76m x 3.43m)**

Double glazed window to rear and central heating radiator.

#### Bedroom 3

**9'2 x 6'11 (2.79m x 2.11m)**

Double glazed window to front and central heating radiator.

#### Bathroom

Double glazed window to rear, refitted to a high standard with paneled bath with mixer taps and shower attachment, washbasin and low level wc, tiled relief to walls and heated towel rail.

#### Outside

Mature front garden and driveway parking, attractive rear garden with lawn, decked seating area with lighting.



