

FOR SALE

6, Christleton, Shevington, WN6 8DQ

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

 ESTD
1996



6, Christleton, Shevington, WN6 8DQ

Stunning, fully renovated detached family home with luxury kitchen & bathroom.



- Exceptional detached family home
- Expertly renovated throughout
- Sleek high spec bathroom suite
- Available chain free
- 4 bedrooms / 1 reception room
- Luxury fitted kitchen
- Highly coveted setting
- 1204 SQFT

Enviably positioned on a quiet, highly prized little cul-de-sac & offered to the market with the added benefit of no chain delay - this simply exceptional detached family home has been upgraded & renovated to create a truly superior living space that sets it apart from anything else on the market right now. Benefitting from a total and complete scheme of renovation that has transformed the property into the contemporary living space it is today - pretty much everything here was renewed or replaced with the home benefitting from a number of new Upvc windows, a new central heating system, replastering and redecorating, plus all new floorings, skirting boards, internal doors and architraves. A smart new ground floor wc cloaks, plus luxury high spec kitchen and stylish bathroom suite were also installed. The result is a superb 1204 square feet of light, stylish living space that internally has more in common with a new build home. In brief this hugely impressive property comprises; an entrance hallway with wc / cloaks, a beautiful & spacious main lounge through diner with newly fitted LVT flooring (which runs throughout the ground floor) & access into a rear conservatory, plus the stunning fitted kitchen. The kitchen itself is finished with luxury quartz worktops & breakfast bar plus a range of quality integrated appliances. Upstairs there are four immaculately presented bedrooms, plus a stylish newly installed family bathroom suite. Externally, the home boasts a good sized overall plot. The rear garden is private, mature & big enough to accommodate extensions should clients wish. To the front is a large driveway which provides ample off road parking & leads through to the integral garage. Locally, Christleton itself is a quiet little cul-de-sac where properties rarely come on the open market. The setting is conveniently close to the centre of the village with good access to the M6 motorway and in the catchment for the area's excellent schools. Viewings are essential to appreciate the quality of home on offer. Leasehold 999yrs. Council Tax Band D. NO CHAIN DELAY





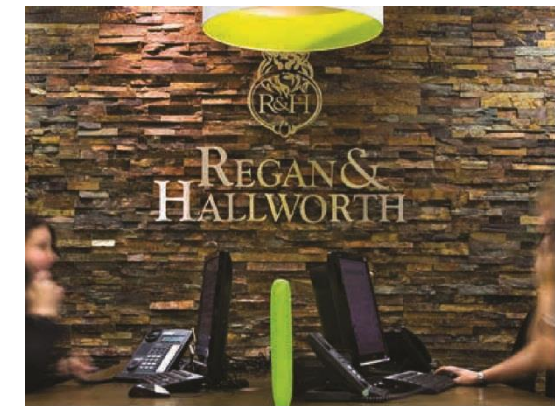


TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

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 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com