

FOR SALE

22, Woodlands Drive, Shevington, WN6 8HU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



22, Woodlands Drive, Shevington , WN6 8HU

Exceptional three bed semi-detached family home located along a popular road in Shevington village



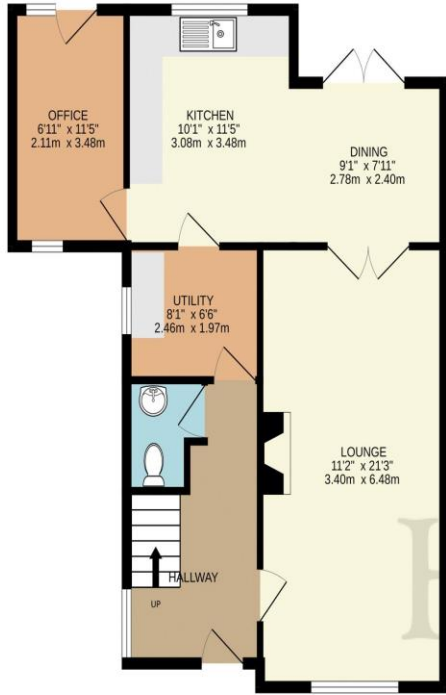
- Outstanding semi-detached family home
- Modern open plan kitchen / dining room
- Modern four piece family bathroom
- Close to schools and amenities
- Superb, versatile reception rooms
- Three bedrooms plus attic room
- Large gardens and driveway
- 1255 SQ. FT.

This is an exciting opportunity to purchase a stunning, three bed semi-detached family home located along a quiet cul-de-sac in the popular village of Shevington. Woodlands Drive is situated down a quiet road close to the village centre boasting easy access to all the amenities, outstanding schools for all ages, public transport links including train station and is just a short drive to junction 27 of the M6 motorway network. The property has been finished to a high standard throughout and extended giving it versatile accommodation ideal for the growing family. In brief the accommodation comprises of entrance hallway, cloak room wc, large formal lounge / sitting room with double doors that flow into an open plan dining room which had doors leading out onto the gardens. Off the dining room sits a modern fitted kitchen offering a range of wall, base and drawer units along with some appliances. A door off the kitchen leads to a well-equipped utility room and then another door leads into a large office / gym room with door leading out to the gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the rear of the property, second double bedroom located to the front, third good sized single bedroom and then a modern fitted family bathroom comprising of wc, sink unit, bath and separate shower unit. There are stairs leading up from the landing into the loft space which is currently being used as a bedroom / home office. Externally the property has a large private driveway for at least four cars whilst to the rear there is a private and secure landscaped garden with patio area, decked area and lawn, all ideal for a growing family. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and amazing location.

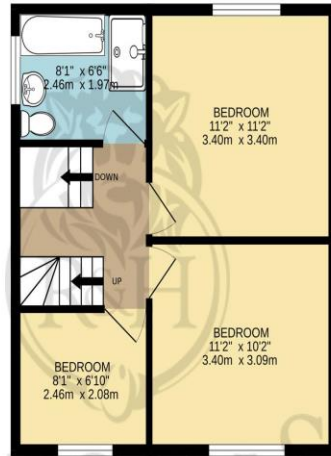




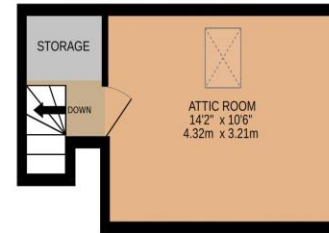
GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



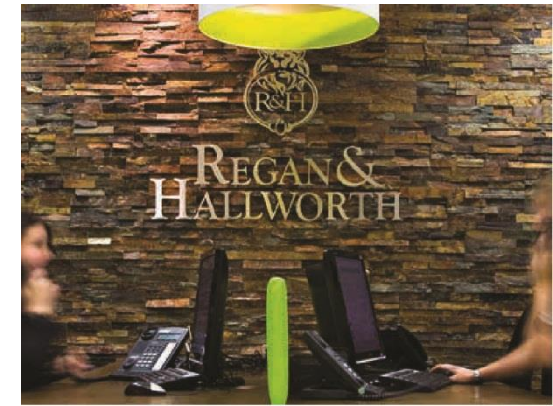
2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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