

FOR SALE

9, Harrington Park, Shevington, WN6 8GD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Harrington Park, Shevington, WN6 8GD

An exceptional example of an executive detached family home offering 1448 SQFT of living space.



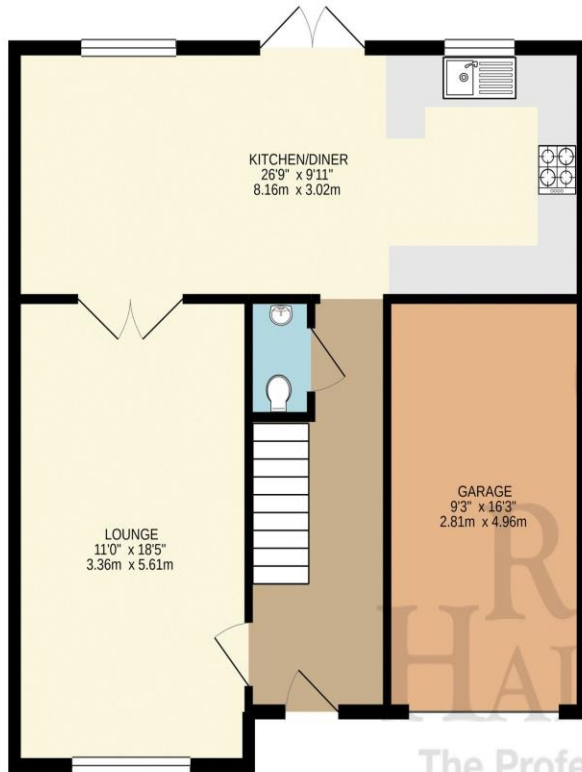
- Exceptional executive detached
- Beautifully enhanced throughout
- Recently redecorated internally
- Driveway & integral garage
- 4 bedrooms / open plan layout
- Superb, open plan kitchen diner throughout
- Highly prized modern development
- 1448 SQFT

Enviably located on the highly prized Harrington Park Development which is comfortably Shevington's most sought after setting - this stunning & much improved executive detached family home boasts a superior, open plan layout and simply must be viewed to be fully appreciated. Enjoying considerable kerb appeal & totalling a sizeable 1448 square feet of living space that has been significantly enhanced by the current owners - the property is impeccably finished from top to bottom & is truly a credit to the current owners. The home has recently been redecorated in smart, contemporary decor & boasts newly laid floorings throughout. Quality lighting, a smart new feature panelled wall in the master bedroom plus some clever remodelling of the layout are just some of the notable improvements our clients have made to what was already a very impressive home. Ideal then for any families seeking something they can simply move straight into, the property in brief comprises; a main entrance hallway with wc / cloaks, a generous lounge with French Doors, plus the modern fitted kitchen diner which is the perfect space for families and entertaining, alike. The kitchen itself has been opened up & boasts a range of quality integrated appliances, low spot lighting & a breakfast bar, plus there is added floor to ceiling storage and a built-in seating area. Upstairs, the home offers 4 good sized bedrooms with fitted units and an upgraded en-suite to the luxury master bedroom, an en-suite to bedroom 2, plus there is a 3-piece bathroom suite. Externally the plot & gardens are equally impressive; the frontage the property benefits from is considerable, plus there is an enlarged driveway offering lots of off road parking & access to the integral garage. The rear garden has been exceptionally landscaped & comprises a smart Indian Stone patio area & synthetic lawn. Locally the home rests close to the area's excellent schools, numerous amenities and shops plus the M6 motorway link. Viewings are essential on this stunning family home.

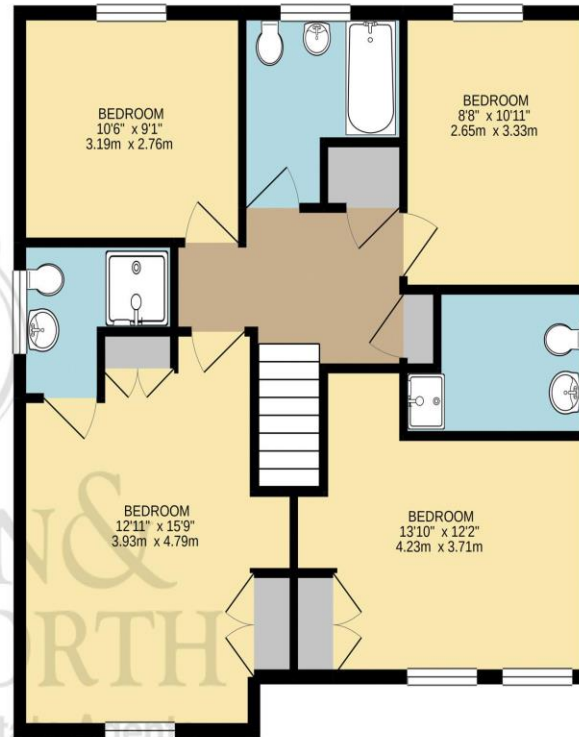




GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



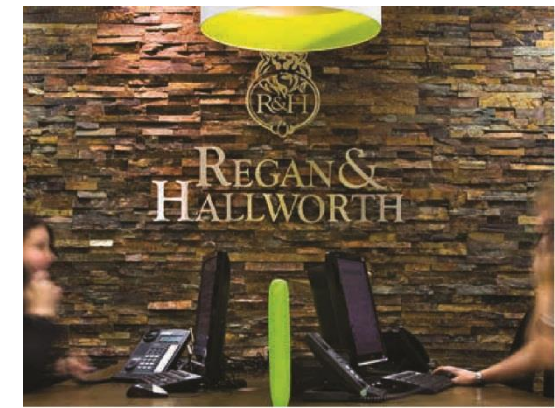
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TOTAL FLOOR AREA : 1448 sq.ft. (134.6 sq.m.) approx.

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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