

**FOR SALE**

119, Gathurst Lane, Shevington, WN6 8HS

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

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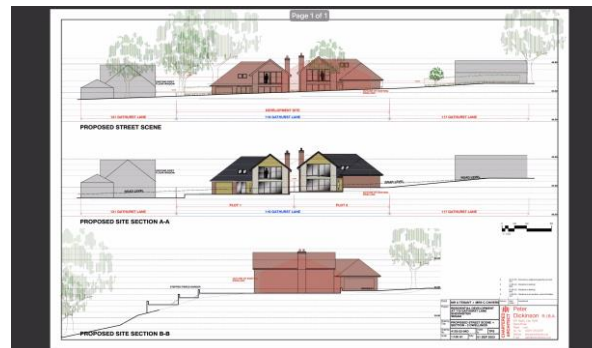
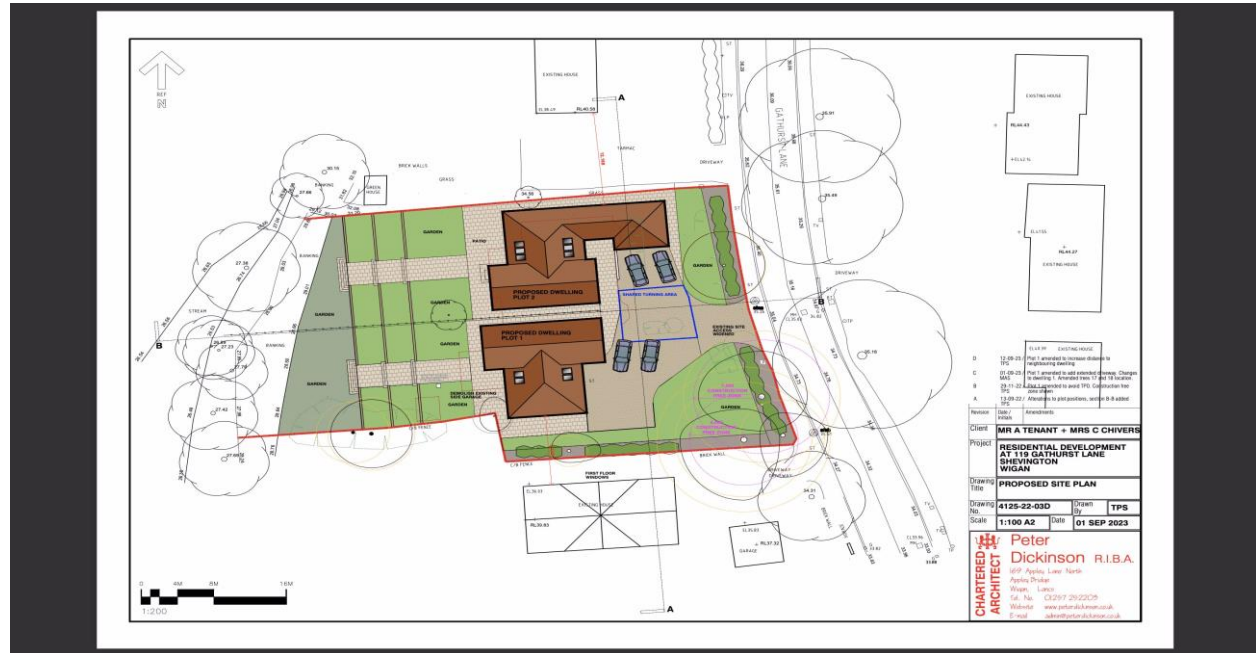
# 119, Gathurst Lane, Shevington, WN6 8HS

Individual bungalow with 1.1 acre plot & offering 2302 SQFT of space plus PP for 2x dwellings.



- Unique, individual detached bungalow
- Extensive 1.1 acre plot
- Outline planning permission x 2 detached houses
- Available chain free
- 4 bedrooms / 3 reception rooms
- Astonishing amount of floor space
- Planning code - A/22/94439/OUT
- 2302 SQFT

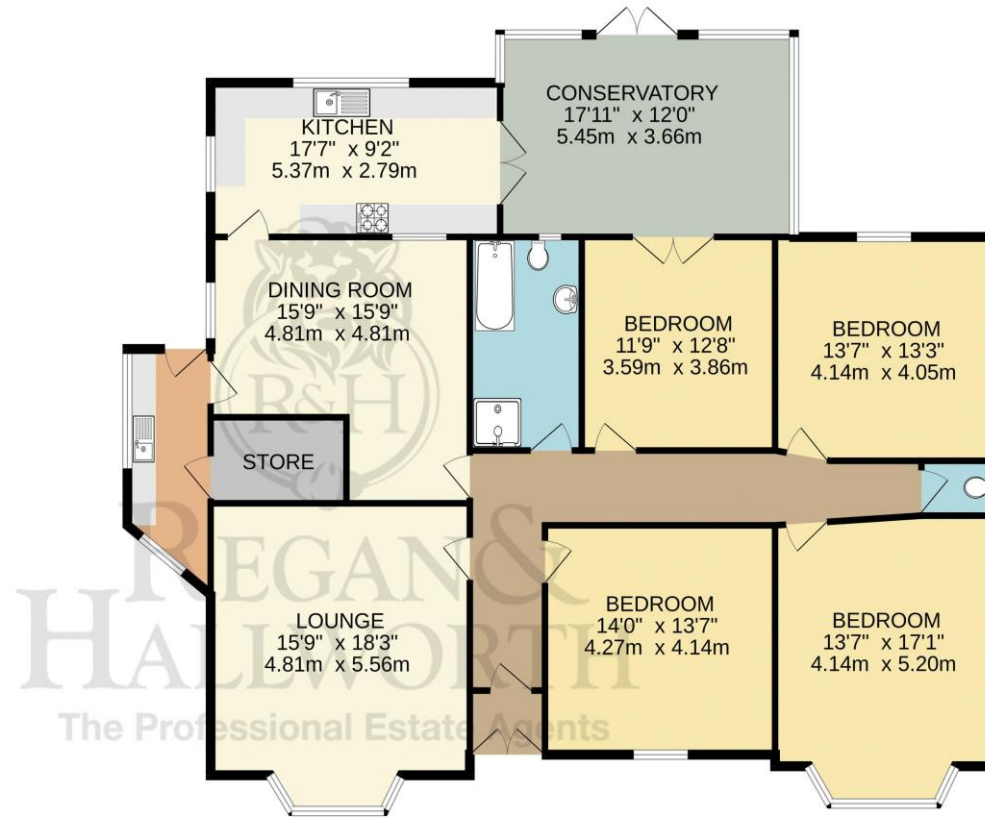
Enviably located along what is comfortably Shevington's most coveted road, this substantial detached true bungalow offers buyers an exciting opportunity to purchase something completely unique that hasn't been available on the open market for almost 50 years. Enjoying considerable kerb appeal & resting within a substantial overall plot that extends to 1.1 acres in size, it is rare for a property of this nature to be fully available on the open market and therefore we anticipate lots of early interest. The property itself is a large detached true bungalow that extends to an impressive 2302 square feet of living space - plus there is a notably large loft too which provides potential to create a home that is even bigger. Furthermore, our clients have had outline planning passed for the erection of two sleek, high spec contemporary detached homes to be built in place of the bungalow (SEE WIGAN.GOV PLANNING REF A/22/94439/OUT) therefore making this suitable for so many clients looking to build their dream home. The property itself is entirely laid out across one floor & in brief comprises; a main hallway, two large reception rooms, 4 spacious double bedrooms, plus a fitted kitchen which leads into a smart rear glass roof conservatory which overlooks the garden. There is also a family bathroom plus separate wc / cloaks. Externally the plot, setting and gardens here are a key feature of the property. The gardens are mature, spacious & private, with the home sitting pleasantly well off the road & enjoying lots of frontage plus a large double width driveway. There is also a spacious double detached garage for parking / storage / garden office potential. The rear enjoys a sunny, westerly facing aspect and backs onto its own mature woodland, plus there is a large patio area for sitting out and taking in the late summer sun. Locally, this particular section of Gathurst Lane is hugely desirable as it is home to a range of large, individual detached homes. The bungalow rests a stone's throw to Gathurst Train Station, plus is a short walk into the very centre of Shevington Village & its numerous shops, amenities, cafes & bars. Early viewings are highly recommended. No chain delay. FREEHOLD.





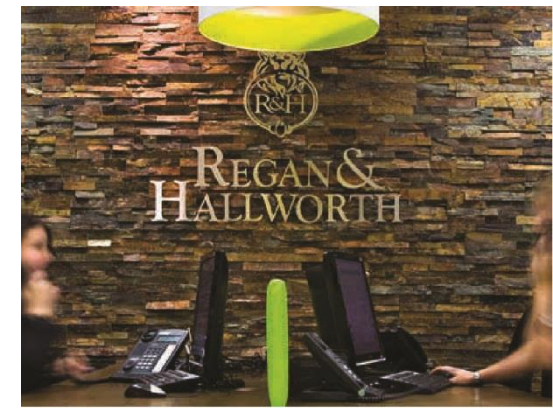






TOTAL FLOOR AREA : 2302 sq.ft. (213.9 sq.m.) approx.

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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**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



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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