

FOR SALE

41, The Oval, Shevington, WN6 8EN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



41, The Oval, Shevington, WN6 8EN

Well appointed semi-detached true bungalow offered to the market with no chain delay.

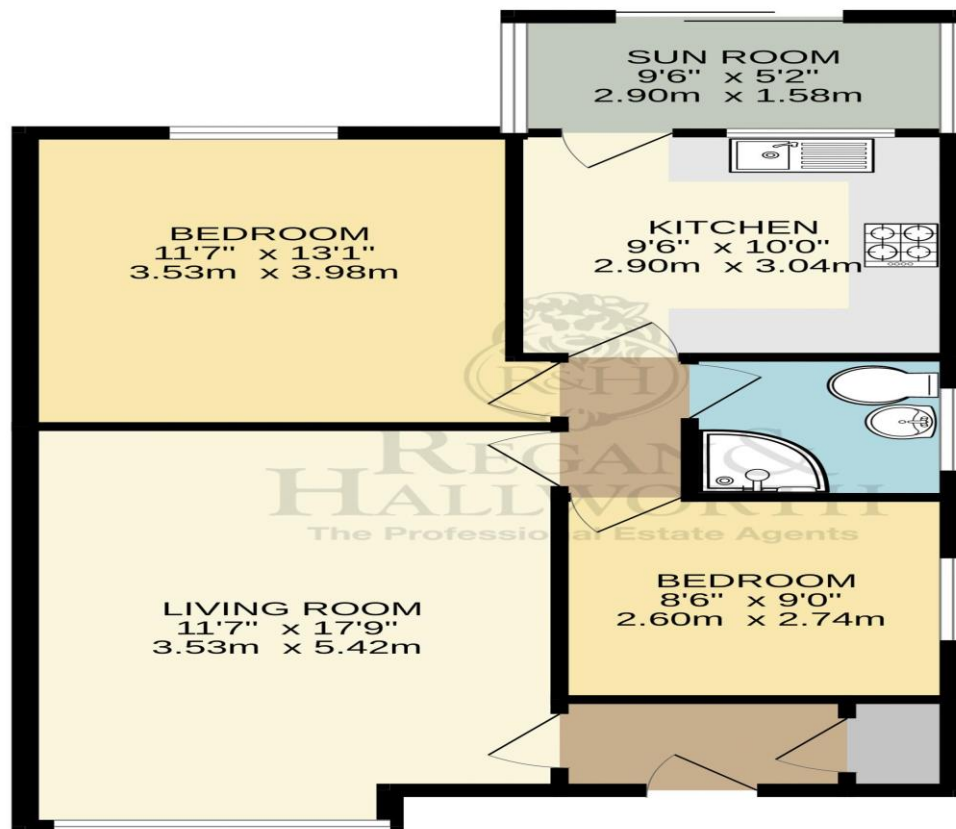


Offered to the market with the added benefit of no chain delay & occupying a lovely, spacious & sunny plot - this impressive & well appointed semi-detached true bungalow is enviably located on The Oval, a highly prized and established setting which is ideally located in the pretty village of Shevington, a short walk from the centre of the village itself & therefore convenient for its numerous shops & various amenities including a post office, doctors surgery & train station. Ideal then for any retired clients wishing to downsize to a property that is all set across one floor, the bungalow has been really well cared for over the years, with the windows all being low maintenance Upvc & the boiler having been replaced just 6 months ago. Internally the property is in excellent decorative order & in brief comprises; an entrance hallway, a large main lounge with feature fireplace, a modern fitted kitchen, contemporary fully tiled shower room plus two bedrooms. Beyond the kitchen is a little sun room / conservatory with pleasant views of the garden. Externally, there is a lovely enclosed rear garden which is notably private, mature and large enough to accommodate a rear extension should clients wish. It also enjoys a westerly facing aspect & therefore lots of afternoon sun. To the front is a driveway with ample off road parking, with the side plot to the bungalow also being much larger than average for these types of properties. Early viewings are essential on this semi-detached true bungalow. No chain delay.





GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

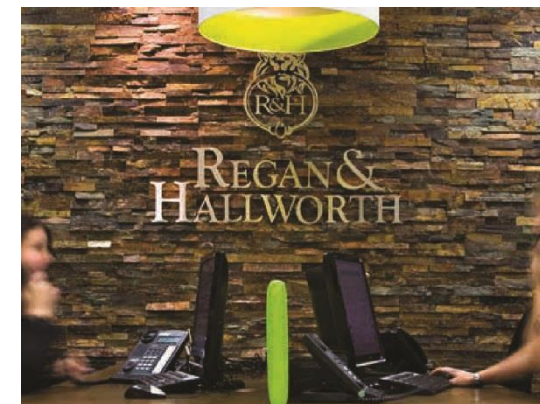


TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

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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