

FOR SALE

23, Broadlands, Shevington, WN6 8DH

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 23, Broadlands, Shevington, WN6 8DH

*Substantial & individual detached family home offering 2550 SQFT of living space.*



- Substantial detached family home
- Superb, secluded position
- Beautifully presented throughout
- Solar panels with £2k annual income
- 5 bedrooms / 4 reception rooms
- Generous overall plot
- Large double garage
- 2550 SQFT

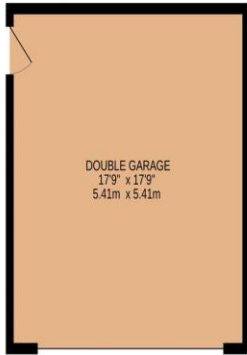
Brimming with considerable eye-catching kerb appeal & boasting a very sizeable 2550 square feet of spacious & well planned living space, this impressive & individually built detached family home occupies a substantial, private plot & simply must be viewed to be fully appreciated. The property itself is enviably positioned at the very bottom of Broadlands - a quiet & established little cul-de-sac that rests in the very popular village of Shevington & within close proximity to the area's numerous shops, amenities & excellent schools. Internally, the home is presented beautifully throughout, set across two floors of elegant living space and quality fittings, making it ideal for a growing family looking for something they can just move straight into. In brief the property comprises; a welcoming entrance hallway with wc / cloaks & sleek oak & glass staircase. There is stunning study / home office, a large 21ft main lounge with feature fireplace and bespoke stained glass windows, which in turn leads into a rear sitting room with access onto the garden. There is a stylish fitted kitchen with breakfast bar, granite worktops & a range of integrated appliances, beyond which is a useful utility room plus dining room too. Upstairs, there are five really impressive bedrooms with fitted units and a luxury en-suite to the master suite, plus a modern principal bathroom. Externally the gardens / plot here are another key selling feature of the property. The gardens are mature, spacious and private - plus because of the south-westerly aspect, the gardens enjoy sun all day. There are two generous gardens to the side and the rear, whilst to the front is a large driveway providing ample off road parking & leading to the double garage which itself could be utilised as a garden office / place to run a business from. Additionally, the property has its own solar panels installed with the original rate locked in. Our clients receive approximately £2000 per annum tax free, making this a super efficient property with particularly low energy running costs. Early viewings are highly recommended on this superb & individual detached family home.



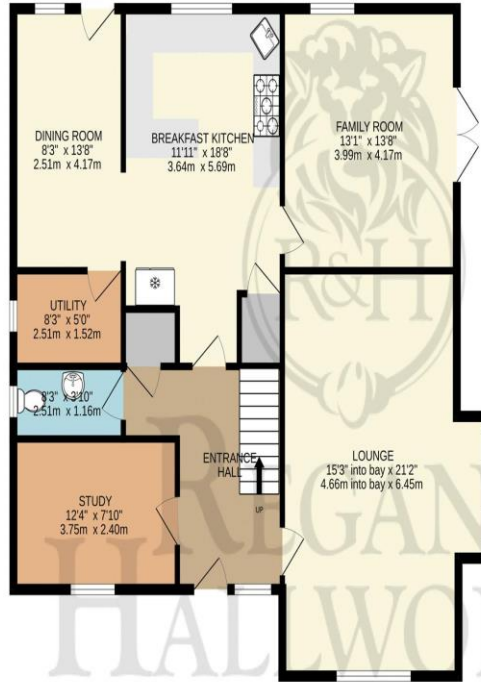




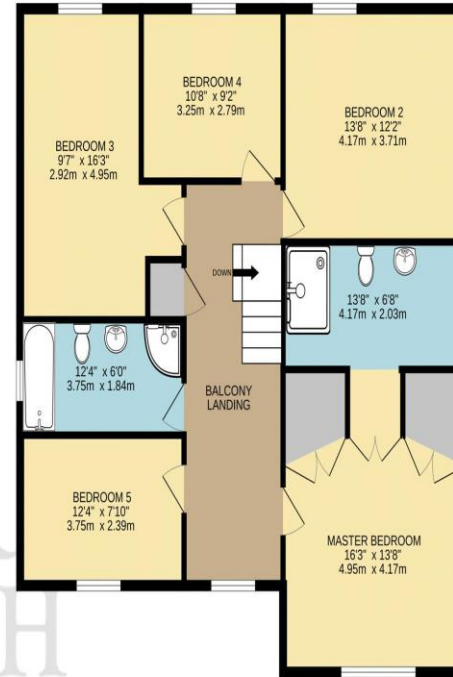
GARAGE  
315 sq.ft. (29.3 sq.m.) approx.



GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



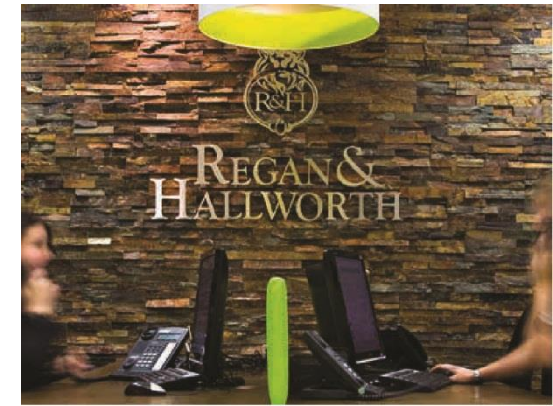
1ST FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



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TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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.

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