

FOR SALE

52, Wigan Road, Shevington, WN6 8AP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
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52, Wigan Road, Shevington, WN6 8AP

Stunning newly renovated and extended 3 bed family home.



- Traditional semi-detached house
- Extended & remodelled throughout
- Stunning kitchen with bifolds & island
- Open aspects to front & rear
- Renovated to highest of standards
- 3 luxury bedrooms & 3 bathrooms
- Large utility room & integral garage
- 1202 SQ.FT. / No chain / Freehold

This exceptional semi-detached home boasts a brand-new two-storey side extension, a stunning single-storey rear extension with a vaulted ceiling, and a comprehensive modernisation throughout. The home enjoys an enviable location just on the outskirts of Shevington Village, situated on a highly sought-after main road. With open views to both the front and rear, it's positioned in an area where properties seldom become available on the market.

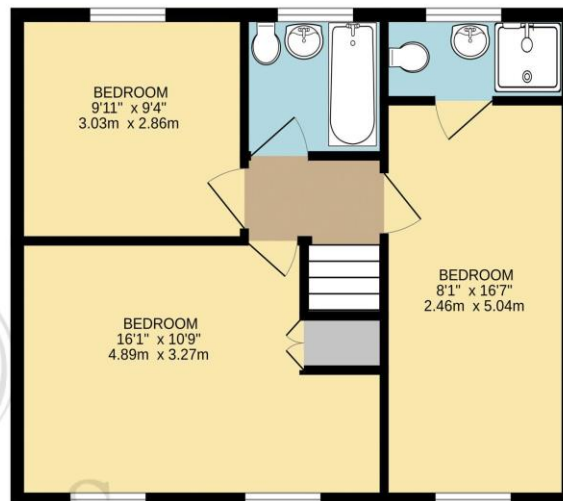
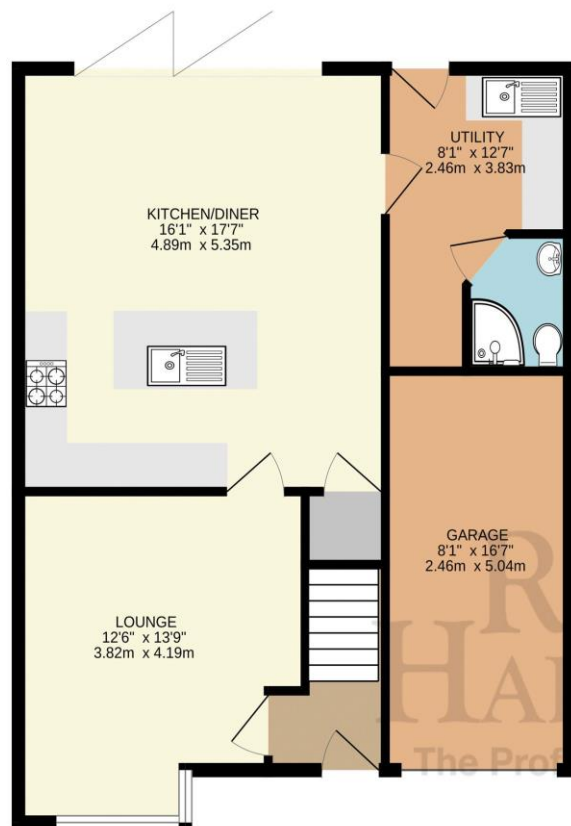
The house has been stripped back to bare brick and virtually rebuilt. The quality of the finish throughout is particularly impressive, with a sleek brand new fitted kitchen and 3 new bathrooms meaning that buyers need only move in and start unpacking.

In brief the home comprises; a welcoming entrance hallway, a lovely front lounge with feature fireplace and bay window, plus an exceptional open plan kitchen to rear benefiting from a vaulted ceiling extension with bifold doors that open right out onto a lovely patio in the rear garden and enjoy far reaching views over fields. The rear of the property is comfortably the home's stand out feature & is the perfect area for large families & entertaining and is finished with shaker style units, a smart island unit, quartz worktops & a range of integrated appliances. A spacious fitted utility room, ground floor shower room and internal garage with electronic up and over door completes the accommodation downstairs. Upstairs, the home is the size of a typical four bed house but has designed to provide three luxury double bedrooms including a superb en-suite to the master plus a luxury family bathroom suite.

Externally, the home boasts beautiful landscaped gardens with a large patio & pleasant views to rear. The front has been gravelled to provide ample off road parking and provide access to the integral garage.







TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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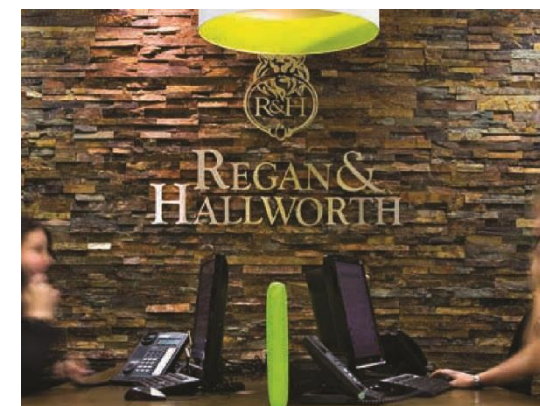
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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