

FOR SALE

29, Randall Avenue, Shevington, WN6 8HN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



29, Randall Avenue, Shevington, WN6 8HN

Stylish & substantial starter home with impressive landscaped rear garden.



- Large mid townhouse property
- Ideal starter home
- Generous amount of floorspace
- Large detached summerhouse
- 3 bedrooms / 1 reception room
- Quiet cul-de-sac setting
- Stunning landscaped garden
- 1151 SQFT

Conveniently located within the popular village of Shevington & representing excellent value for money for today's busy market - this deceptively spacious mid terrace home would be ideal for any first time buyers or young families looking to get onto the property ladder. Immaculately presented throughout and providing a generous amount of much improved living space, these properties tend to prove very popular with most buyers, so early viewings are essential. The home itself has benefitted from numerous enhancements over recent years too, including a stylish new fitted kitchen plus quality bathroom suite. The result is a very impressive living space tha in brief comprises; a main entrance hallway, a generous front lounge, plus the sleek modern fitted kitchen diner which is finished with a range of integrated appliances & smart breakfast bar.

Upstairs the home provides three generously proportioned bedrooms, with the master benefitting from fitted furniture, plus there is a stylish, fully tiled 4-piece principal bathroom. Externally, there is a superb private rear garden which has been beautifully landscaped by the current owners. The rear is finished with a quality synthetic lawn plus enjoys a sunny, westerly orientation & therefore lots of late summer sun. There is also a large timber garden room too which is currently used as a bar / games room but could be utilised as a garden office / gym. To the front, the garden is also fully low maintenance. The home locally rests a short walk from Shevington's various shops and amenities, plus a stone's throw from numerous picturesque walks and canal towpaths. Early viewings are highly recommended.







TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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