

FOR SALE

90, Miles Lane, Shevington, WN6 8EW



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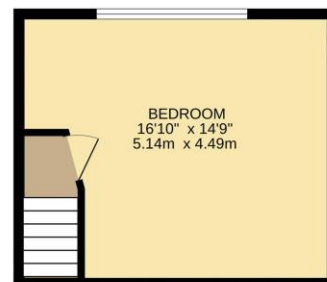
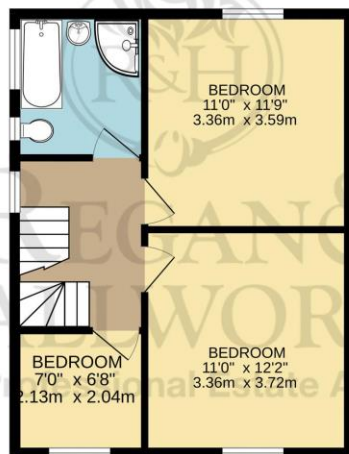
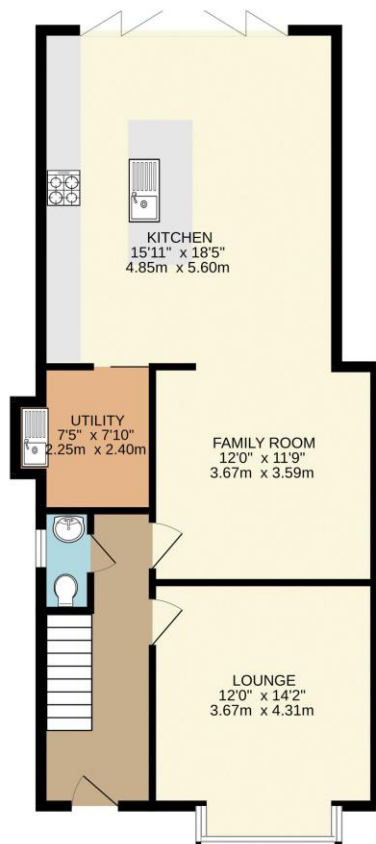
Stunning & significantly extended 4 bed with astonishing views of golf course to rear.



- Stunning extended family home
- 4 bedrooms / 2 reception rooms
- Luxury rear extension / living kitchen
- Full dormer bedroom with views
- Generous amount of floorspace
- Wonderful aspect of golf course
- Sunny south facing plot
- 1425 SQFT

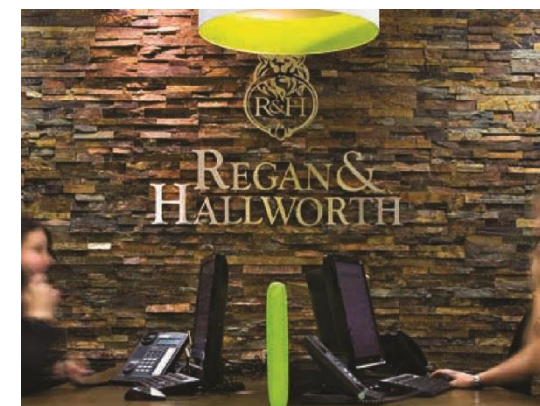
Enviably located on the highly prized Miles Lane in Shevington and enjoying stunning, open views overlooking Gathurst Golf Club at the rear whilst taking in a sunny, south facing aspect - this astonishing, much improved semi-detached home boasts a superb position & would be the ideal purchase for any clients seeking a substantial family home that perfectly balances the peace & quiet of a semi-rural setting, whilst also being within easy reach of various amenities, transport links & schools. Set across three floors, courtesy of a brand new full width dormer & totalling a very impressive 1425 square feet of superbly renovated living space that has been expertly extended, remodelled and altered from its original design - the home is unlike anything else on the market right now & early inspection is essential. In brief this stunning home comprises; a main entrance hallway with wc / cloaks, a beautiful front lounge with feature log burner & pretty coved ceiling. To the rear is the home's stand out feature - a stunning, vaulted ceiling extension with striking feature glass apex & bi-folding doors that open out onto the garden. The kitchen incorporates a lovely seating area too and is finished with trendy Herringbone flooring, a large central island unit with quartz worktops & a range of quality integrated appliances. Beyond the kitchen is a useful utility room too. Upstairs there are three bedrooms & a modern bathroom to the first floor plus a superb master suite with floor to ceiling glass windows to the top floor. The views from the master bedroom across the golf course are simply breathtaking. Externally the home is set well back from the road behind a large Indian Stone driveway which provides off road parking for numerous vehicles. The rear is full landscaped & finished with porcelain flagged tiles & a synthetic lawn. The rear also enjoys a south facing aspect & therefore sun all day. Early inspection is essential to appreciate the quality of home on offer.





TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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