

30, Beechwood Avenue, Shevington, WN6 8EH



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Two bed bungalow with excellent garage & workshop facilities in highly sought after village location

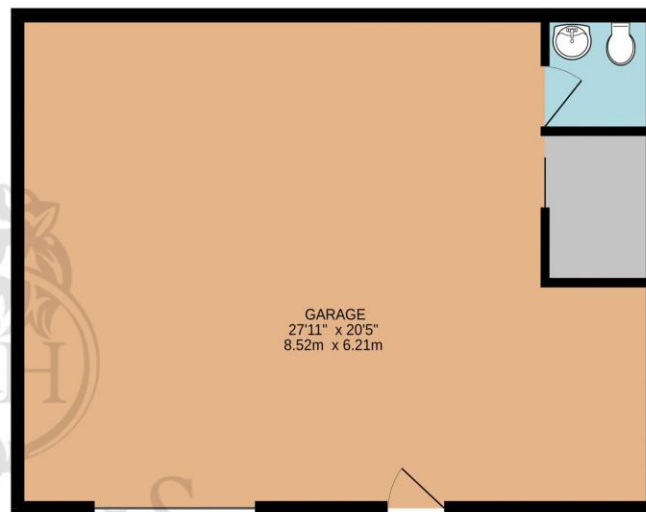
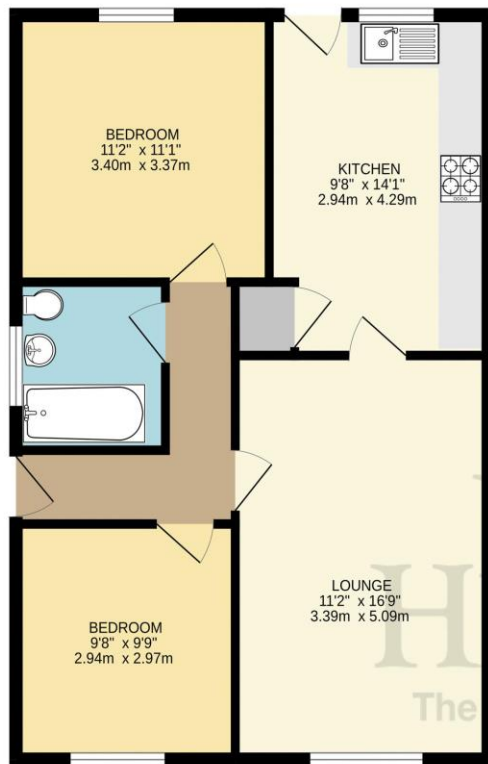


- Semi-detached true bungalow
- Peaceful cul-de-sac
- Rewired & recently upgraded roof
- No chain delay
- Tucked away in heart of Shevington
- Immaculately maintained
- Interior requires modernisation
- 1209 SQ.FT. in total

Nestled in a tranquil cul-de-sac, where opportunities to purchase rarely arise, this charming two-bedroom bungalow is perfectly positioned for easy access to the excellent amenities in the heart of Shevington Village. Regan & Hallworth are delighted to present this unique property, which apart from its highly desirable location, offers a superb, top quality detached garage. Situated in the rear garden and accessed via a side driveway, this garage was constructed to exacting standards and boasts over 550 square feet of versatile space. Large enough to accommodate at least two cars, it also provides ample room for workshop or storage use. Furthermore, it offers exciting potential for development into additional living space or a self-contained annexe, subject to the necessary planning approvals. The bungalow itself offers charming, good sized accommodation with a nice layout comprising welcoming entrance hallway, spacious lounge, kitchen diner, two bedrooms and bathroom. The interior definitely requires modernising but has been immaculately maintained whilst the property also benefits from up to date electrics, a recently updated roof and double glazing. Please note that there is no central heating although the accommodation is warmed by electric storage heaters.







TOTAL FLOOR AREA : 1209 sq.ft. (112.4 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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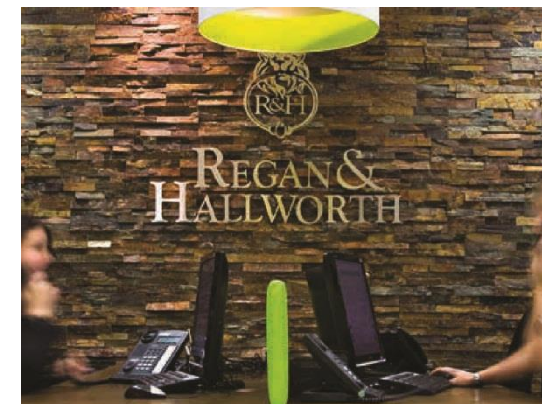
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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