

9, Bankwood, Shevington , WN6 8EY

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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This competitively priced one bed end town house (quasi-semi) is located in a hugely popular and very quiet part of Shevington.



- Spacious end terrace style property
- Modern fitted kitchen with cooker
- Bathroom with shower unit
- Close to amenities and transport links
- Open plan reception rooms
- One good sized double bedroom
- Parking to the front
- 431 SQ. FT.

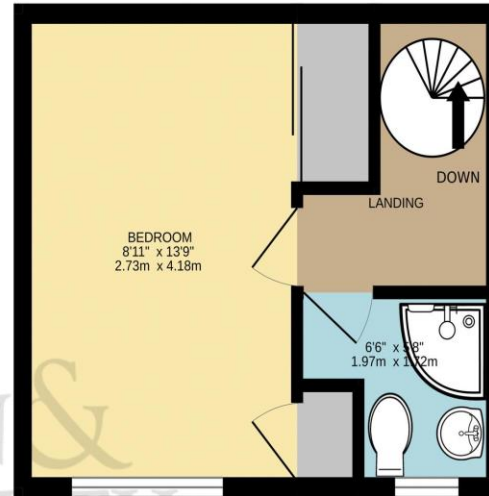
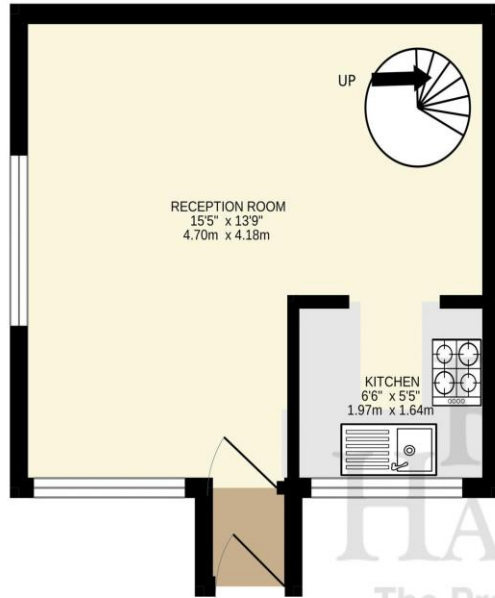
Bankwood in Shevington would be perfect as a starter property for a first-time buyer or as an excellent addition to an investment portfolio. This competitively priced one bed end town house (quasi-semi) is located in a hugely popular and very quiet part of Shevington that enjoys stunning views to the front. It offers easy access to a range of local amenities, public transport links and is just a short drive to the M6 motorway network. Internally, the condition is very good, with the decor light and neutral and offering around 431 SQ.FT. over two floors. In brief the accommodation is warmed by an economical central heating system and benefits from double glazing. There is a good-sized lounge area downstairs, off which is a modern fitted kitchen, and a spiral staircase leading to a double bedroom and modern fitted shower room. The attic has been fully boarded and has a loft ladder for easy access. Externally, there is ample parking to the front and side with a small patio area to the front enjoying pleasant views over fields and towards Ashurst Beacon. Early viewings are highly encouraged.





GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.

1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.

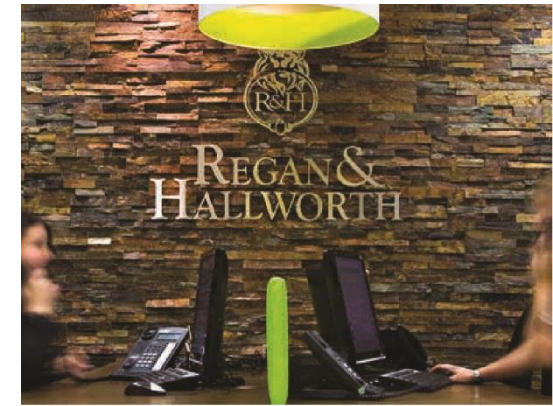


TOTAL FLOOR AREA : 431 sq.ft. (40.1 sq.m.) approx.

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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