

FOR SALE

43, Church Lane, Shevington, WN6 8BD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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1996



43, Church Lane, Shevington, WN6 8BD

Stunning semi-detached property offering almost 1000 SQFT & a sunny south facing plot



- Superb semi-detached property
- 2 bedrooms / 3 bathrooms
- Beautifully maintained throughout
- All new windows & doors
- Generous overall plot
- Sunny south facing garden
- Close to village centre
- 994 SQFT

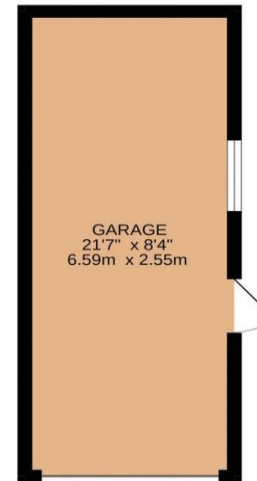
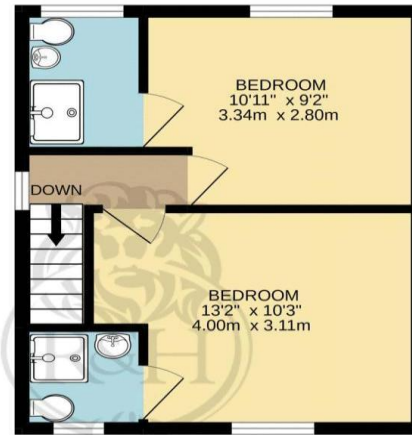
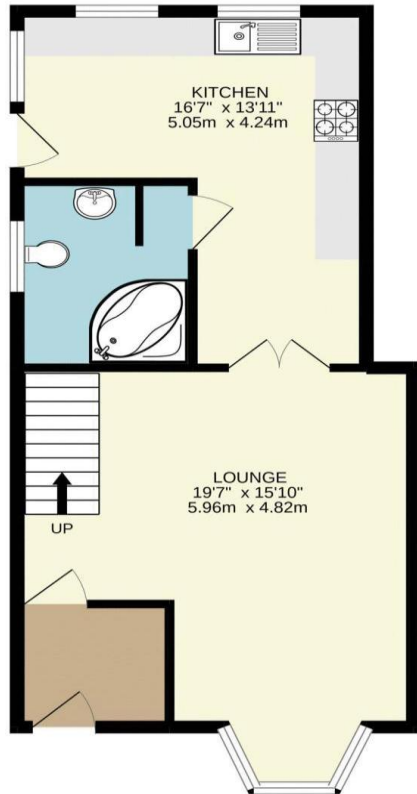
Boasting beautiful internal presentation throughout & a very generous 994 square feet of high quality living space - this immaculately maintained semi-detached home offers the perfect mix of pretty, 1930s style, blended effortlessly with a light, contemporary edge. Bought just 2 years ago & much improved both inside & out, the property has benefitted from a brand new boiler, all new windows throughout, a new front door plus stunning bespoke wrought iron gates giving the home instant kerb appeal. Locally, the home is enviably positioned along the popular Church Lane in the bustling village of Shevington & conveniently within walking distance of the area's numerous shops, cafes & pubs, plus within the catchment for excellent schools & transport links. The home would be the ideal purchase for a range of buyers, from young professionals seeking a modern starter home, to any garden-loving clients downsizing. Internally, the property has been significantly extended over the years & boasts some clever remodelling too. In brief the home comprises; a hallway, a beautiful main lounge with feature fireplace, a superb L-shaped open plan fitted kitchen extension with vaulted ceiling plus a generous ground floor family bathroom suite with large corner bath. Upstairs, there are two good sized double bedrooms both of which benefit from their own en-suites & fitted units. Externally the home has gardens to the front & rear. The rear is generously sized & well stocked with plants & flowers, though is also quite low maintenance. There is a pretty patio area for sitting out and enjoying the south facing aspect. To the front there is a large driveway with new gates & access to the detached garage to rear which has a newly installed roof on it. The front also has a new EV point. Early viewings are highly recommended on this superb semi-detached home.



GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.

GARAGE
181 sq.ft. (16.8 sq.m.) approx.



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TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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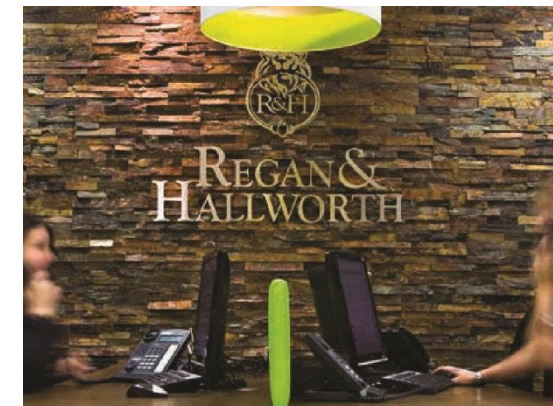
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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