

FOR SALE

9, The Oval, Shevington, WN6 8EN

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

 ESTD
1996



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Extended 3 bed true bungalow with integral garage and private south facing gardens.



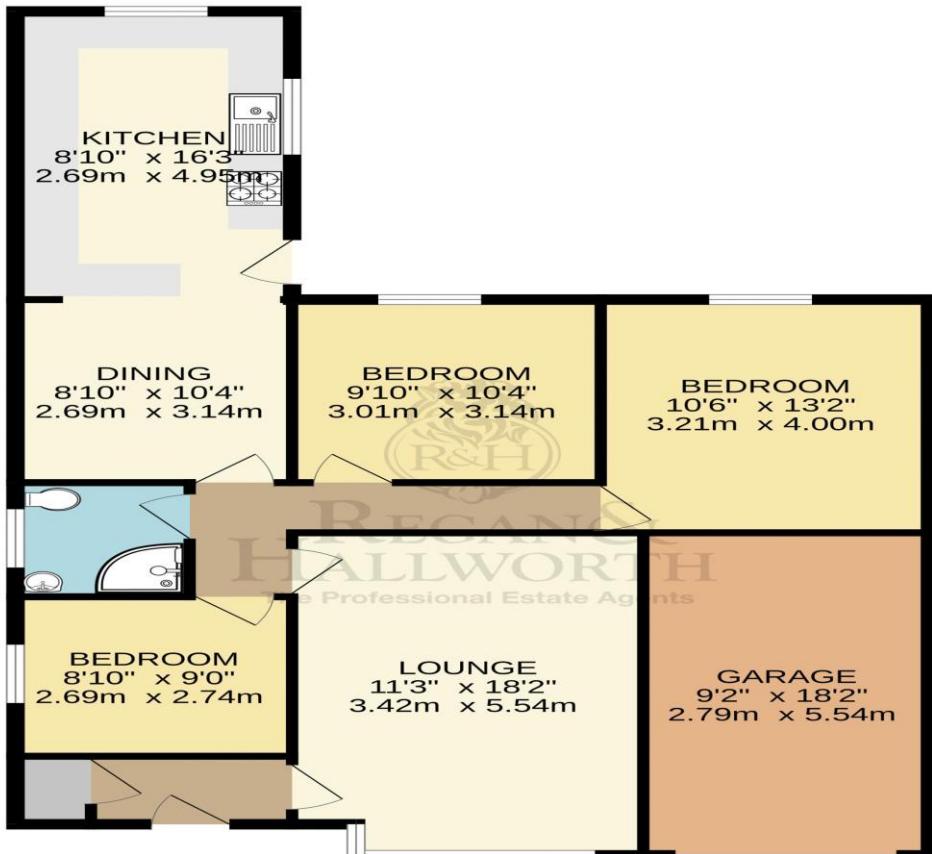
- Prime location on quiet street
- Extended 3 bed true bungalow
- Sunny rear garden not overlooked
- Freehold & No upward chain
- Close to village centre
- Spacious kitchen diner
- Integral garage & driveway
- 1039 SQ.FT.

True bungalows are increasingly rare to find, particularly in the ever-popular village of Shevington, making this property on The Oval an exciting opportunity. Occupying a generous plot in one of the area's most sought-after locations, this charming home has been thoughtfully extended to the rear, creating a more spacious and versatile layout with a kitchen diner and three well-proportioned bedrooms. Beautifully positioned within walking distance of Shevington's village centre, shops, doctors' surgery and library, the property has been carefully maintained and offers excellent potential for a new owner to further enhance and personalise. Practical features include gas central heating, double glazing, an integral garage and a large boarded loft providing valuable storage space. Inside, a welcoming entrance hall leads into a bright and inviting lounge, positioned at the front of the home and centred around a feature fireplace. A dining room flows into the extended kitchen, which takes full advantage of the sunny southerly aspects over the rear garden. In total, there are three generously sized bedrooms, while the bathroom has been re-fitted with a three-piece suite including a walk-in shower, WC and wash hand basin. Externally, the property continues to impress with a neatly kept lawned front garden, block-paved pathway and a flagged driveway providing ample off-road parking. To the rear, the private garden is a delightful space, enjoying east-west aspects and a high degree of privacy, complete with established borders, lawns and patio areas ideal for outdoor living.





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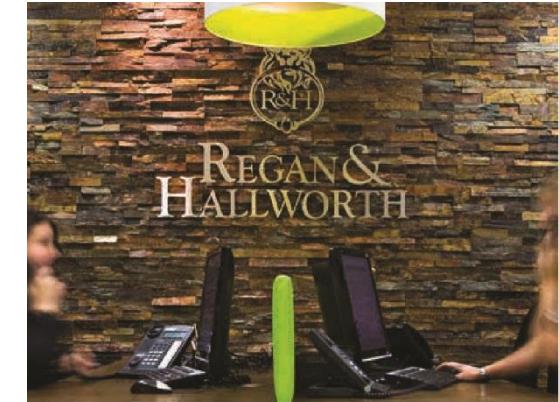


TOTAL FLOOR AREA : 1039 sq.ft. (96.6 sq.m.) approx.

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 fixtures and fittings 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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