

FOR SALE

63, The Oval, Shevington, WN6 8EN

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

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Distinctive four bed bungalow perfectly suited to a wide range of buyers



- Expertly extended and upgraded
- Stunning landscaped corner plot
- Two stylish bathrooms
- Highly coveted village location
- Four spacious bedrooms
- Bespoke breakfast kitchen
- Large insulated garage
- 1696 SQ.FT.

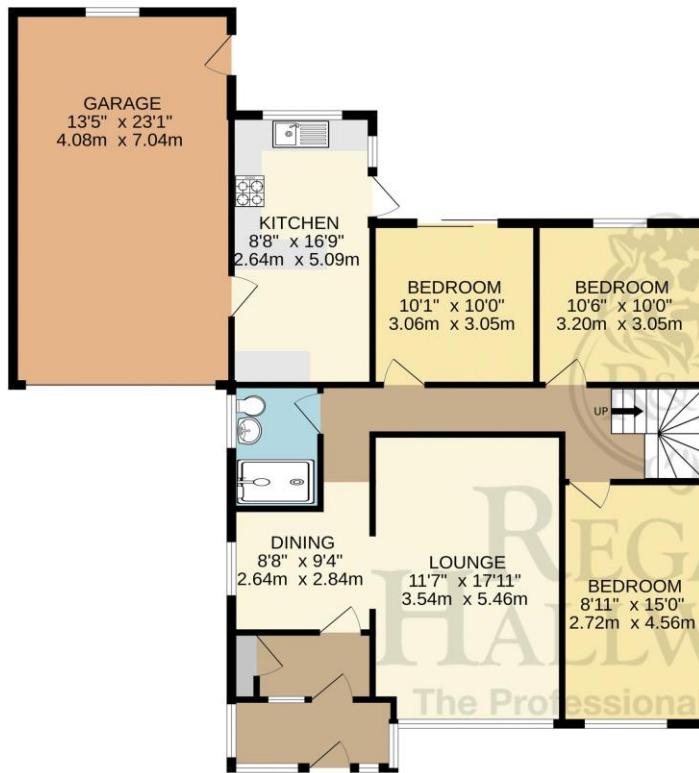
Occupying a superb corner plot in one of the area's most desirable locations, this distinctive and striking bungalow has been expertly extended and upgraded to create a bespoke, high-quality home. Perfectly suited to a wide range of buyers, it offers exceptional versatility and is ideal for a wide range of buyers including families seeking a spacious four-bedroom property, or for those looking for a low-maintenance, turn-key bungalow that still provides ample space to comfortably host visiting family and friends. Totalling almost 1,700 sq. ft. of outstanding living space, this impressive bungalow is brimming with high-quality features and thoughtful upgrades. Highlights include a new roof with a fully certified loft conversion incorporating a generous double bedroom and a full-size ensuite bathroom, and a bespoke breakfast kitchen fitted with a comprehensive range of integrated appliances. Outside, the fully landscaped gardens wrap gracefully around the front, side, and rear of the property, offering beautiful, low-maintenance outdoor living areas enhanced by extensive artificial lawns. The interior continues to impress with a bright and stylish lounge, a separate dining area, and three well-proportioned ground-floor bedrooms, one of which is currently used as a home office featuring sliding doors leading onto a newly installed covered decked patio. A sleek ground-floor shower room/WC adds to the home's contemporary appeal. Externally, there is an imprinted concrete driveway providing ample off-road parking, a large composite storage shed, and an excellent well-insulated garage—currently utilised as a home gym but offering excellent flexibility for a variety of uses. Ideally positioned within walking distance of Shevington's village centre, this exceptional property perfectly combines space, style, and practicality, making it an ideal choice for buyers seeking a truly turnkey home in a sought-after setting.





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GROUND FLOOR
1300 sq.ft. (120.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



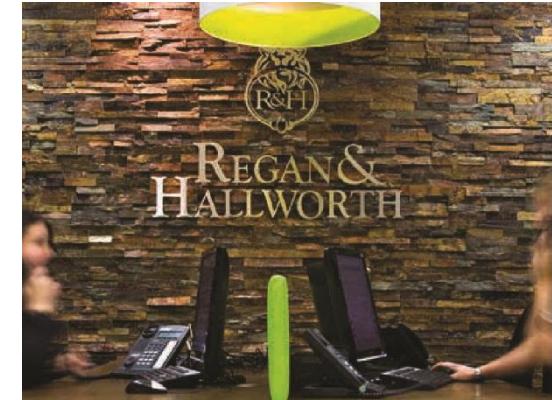
TOTAL FLOOR AREA : 1696 sq.ft. (157.6 sq.m.) approx.

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 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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com



@reganhallworth



Regan & Hallworth



@reganandhallworth



@reganhallworth

www.reganandhallworth.com