

24, Harrington Park, Shevington , WN6 8GD



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*Modern three bed detached family home located on the Harrington Park Development in Shevington.*

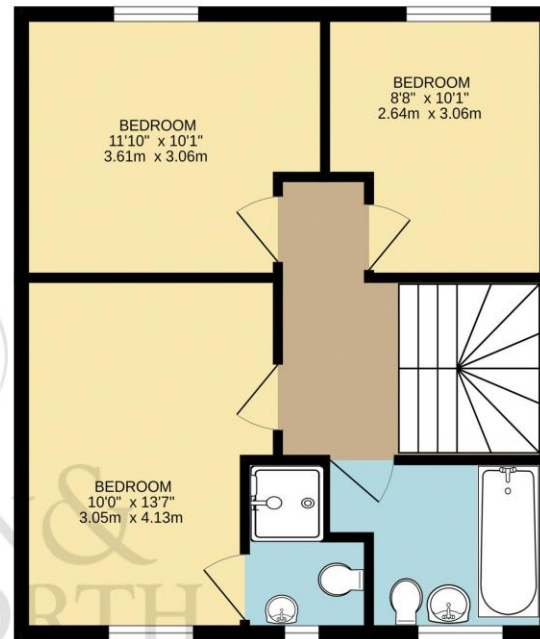
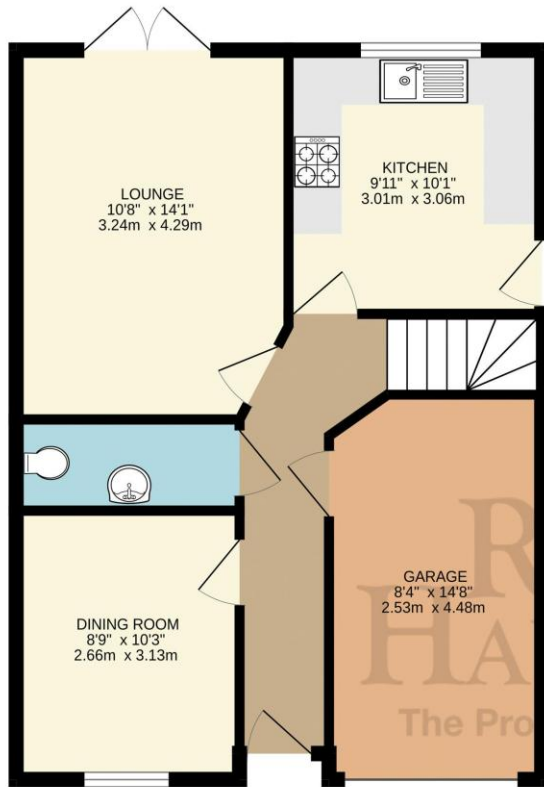


- Outstanding new build detached family home
- Modern fitted kitchen with some appliances
- Family bathroom and en-suite
- Close to schools and village centre
- Excellent sized reception room
- Three great sized bedrooms
- Large gardens / driveway / garage
- 1052 SQ. FT.

Now available for sale and located on the ever-popular Harrington Park Development in Shevington is this impressive, three bed detached family home. Internally the property has been finished to an excellent standard throughout boasting spacious accommodation over two floors along with an excellent landscaped garden ideal for the growing family. The property is situated at the far end of the development offering easy access into Shevington village with all its amenities. It's also close to bus routes and train stations, outstanding schools for all ages, country walks from the doorstep and is just a short drive to junction 27 of the M6 motorway network. In brief the accommodation comprises entrance hallway, formal dining room located to the front, cloak room wc, large lounge / sitting room located to the rear with patio doors leading onto the gardens and then a modern fitted kitchen boasting a range of wall, base a drawer unit along with some appliances. Off the entrance hallway is a door which leads into the integral garage which could be easily converted into another reception room should one be required. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front with modern fitted en-suite shower room and fitted wardrobes, second double bedroom located to the rear, modern fitted family bathroom with shower over bath and then a third smaller double again to the rear of the property. Externally Harrington Park has a well-maintained lawn to the front with driveway leading to the integral garage with up and over door. To the rear there is a large, private and secure garden which offers faux lawn, large, flagged patio area, excellent decked patio area and raised borders. Internal inspection is highly recommended to truly appreciate the properties size, great finish and excellent location.







TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.  
**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.



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