

**FOR SALE**

9, Stainburn Close, Shevington, WN6 8DY



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*A Spacious 3 Bedroom Detached Home with Outstanding Views*



- Stunning semi-rural setting
- Spacious 3 bed detached house
- Conservatory with fantastic views
- Gas central heating / Double glazing
- Exceptional open aspects to rear
- No chain delay
- Driveway & integral garage
- 1010 SQ.FT.

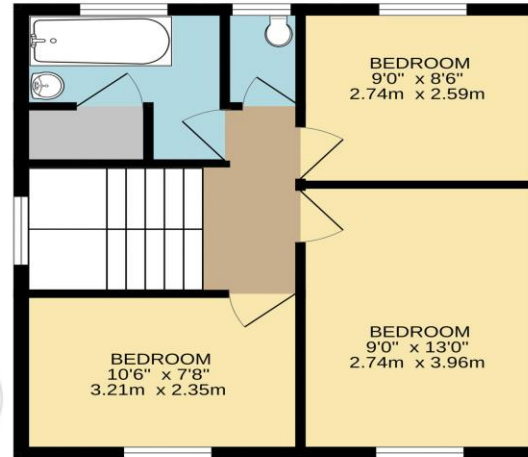
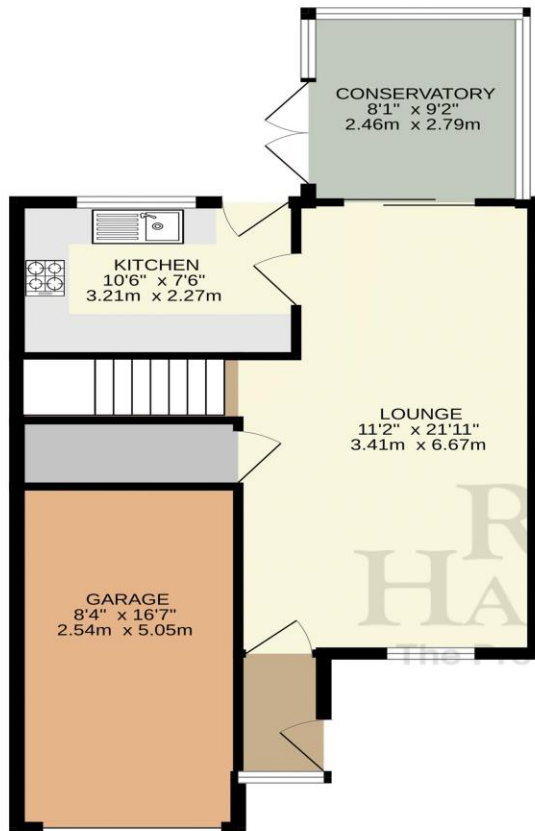
If you have been searching for a three-bedroom home that you can move straight into, but your wish list also includes a peaceful semi-rural setting, wonderful views and a genuinely desirable location, opportunities like this are incredibly difficult to find. 9 Stainburn Close may well be the property you have been waiting for. Positioned in a wonderfully private setting with some truly exceptional views to the rear the house is also conveniently located close to excellent local schools, superb road links and convenient rail connections for commuting. A property offering this combination of location, outlook and potential is unlikely to remain available for long. Perhaps even more significant is the rarity of the opportunity. 9 Stainburn Close has never previously been offered for sale on the open market, while properties in this particularly sought-after position very rarely become available. For buyers who know the area, this is exactly the sort of home that tends to generate considerable interest.

The rear outlook is quite simply exceptional. Looking across open greenbelt fields towards areas of mature and ancient woodland, the views create an almost rural, countryside atmosphere. Sitting in the conservatory or enjoying the garden, it is easy to forget that you are still within such convenient reach of Wigan's excellent amenities and transport network. In our opinion, these are amongst some of the finest views available in the Wigan area. The house itself is an appealing and highly sought-after style of three-bedroom detached home, offering a generous footprint that includes an integral garage. This gives the property particularly good proportions, with three genuinely well-sized bedrooms and a spacious family bathroom upstairs — considerably more generous than many modern three-bedroom homes.

Outside, the private gardens are a major attraction, with plenty of space both to enjoy as they are and, subject to the necessary permissions, considerable potential to extend the property in the future. This gives the next owner the opportunity to evolve the house over time and create a truly individual forever home in an exceptional setting. Internally, the property is currently empty and provides something equally valuable — a blank canvas. The accommodation is ready to move into, whilst offering the new owner the freedom to introduce their own style, finishes and ideas without having to undo someone else's choices.







TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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**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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