

44, Randall Avenue, Shevington, WN6 8HN



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Stylish, renovated starter home available with no chain delay.



- Smart, modern starter home
- Renovated throughout
- Stylish kitchen & bathroom
- Available chain free
- 3 bedrooms / 1 reception room
- Ideal for first time buyers
- Generous garden
- 829 SQFT

Conveniently located within the popular village of Shevington & representing excellent value for money for today's busy market - this deceptively spacious & fully renovated mid terrace home would be ideal for any first time buyers or young families looking to get onto the property ladder. Immaculately presented throughout and providing a generous 829 square feet of much improved living space, these properties tend to prove very popular with most buyers, so early viewings are essential.

The home itself has benefitted from numerous enhancements, including a stylish new fitted kitchen plus quality bathroom suite & general updating throughout. The result is a very impressive, contemporary living space that in brief comprises; a main entrance hallway, a generous front lounge, plus the sleek modern fitted kitchen diner to the rear with French Doors that open out onto the garden. Upstairs the home provides three generously proportioned bedrooms, plus there is a stylish, fully tiled principal bathroom.

Externally, there is a superb private rear garden which has been beautifully landscaped by the current owners. The rear is much larger than average & could accommodate an extension should clients wish. There is ample patio area plus a large shed for storage too. The property is warmed by gas central heating & the boiler is newly installed. The home locally rests a short walk from Shevington's various shops and amenities, plus a stone's throw from numerous picturesque walks and canal towpaths. Early viewings are highly recommended. No chain delay.







TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

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

PARBOLD OFFICE

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



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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