

TO LET

32, Churchfield, Wigan, WN6 8BE



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Outstanding two bed semi-detached family home located in the heart of Shevington village.



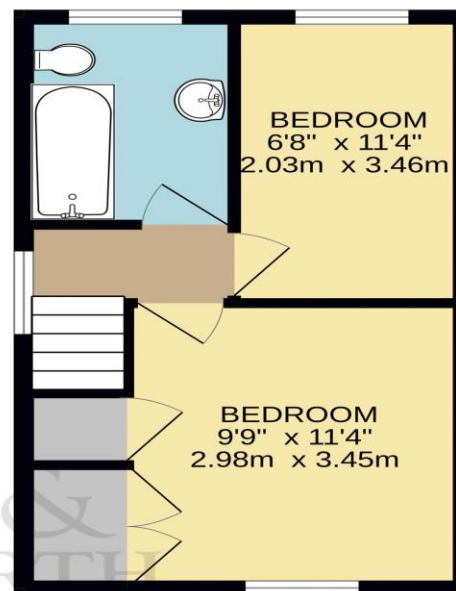
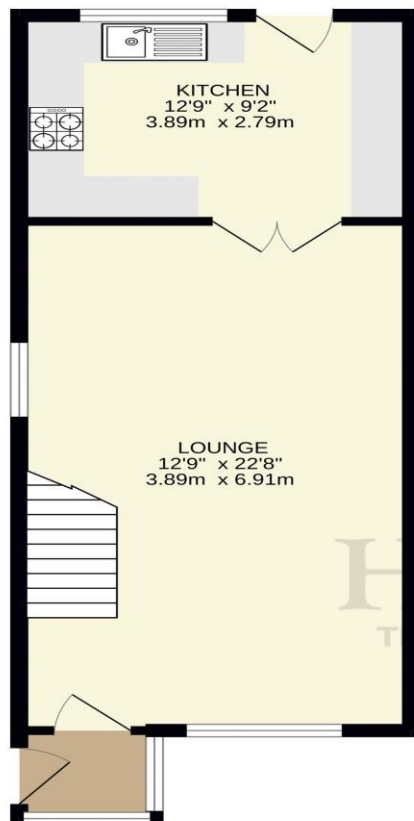
- Outstanding semi-detached family home
- Modern kitchen with cooker and hob
- Family bathroom / shower over bath
- Close to schools and amenities
- Excellent sized reception rooms
- Two good sized double bedrooms
- Gardens and driveway
- 714 SQ. FT.

Now available to let and located in the ever popular village of Shevington is this immaculately presented two bed semi-detached home. Churchfield is situated within easy walking distance to the village centre which offers a range of local amenities, bus links and train station.

It's also close to a range of outstanding schools for all ages and is just a short drive to the M6 motorway network. Internally the deceptively spacious accommodation briefly comprises of entrance porch, large open plan lounge / dining room then a modern fitted kitchen to the rear which boasts a superb range of wall, base and drawer units along with cooker. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property, second smaller double bedroom located to the rear then a modern fitted family bathroom with wc, sink unit and bath with shower over.

Externally the property has a lawned garden to the front with driveway and then a private and enclosed rear garden with lawn and patio. Internal inspection is highly recommended to truly appreciate the depletive size, great finish and outstanding location.

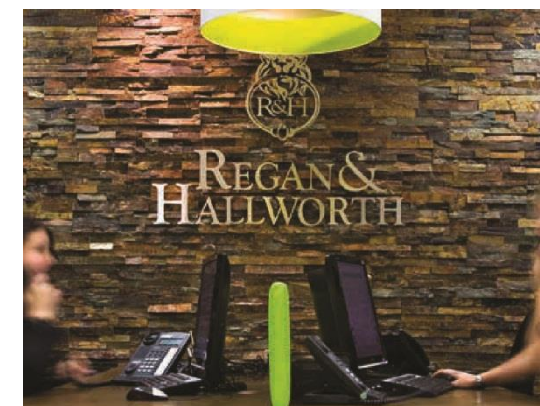




TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



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