

FOR SALE

94, Lyndon Avenue, Shevington, WN6 8BU

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Exceptional, fully renovated true bungalow with luxury vaulted ceiling rear extension.

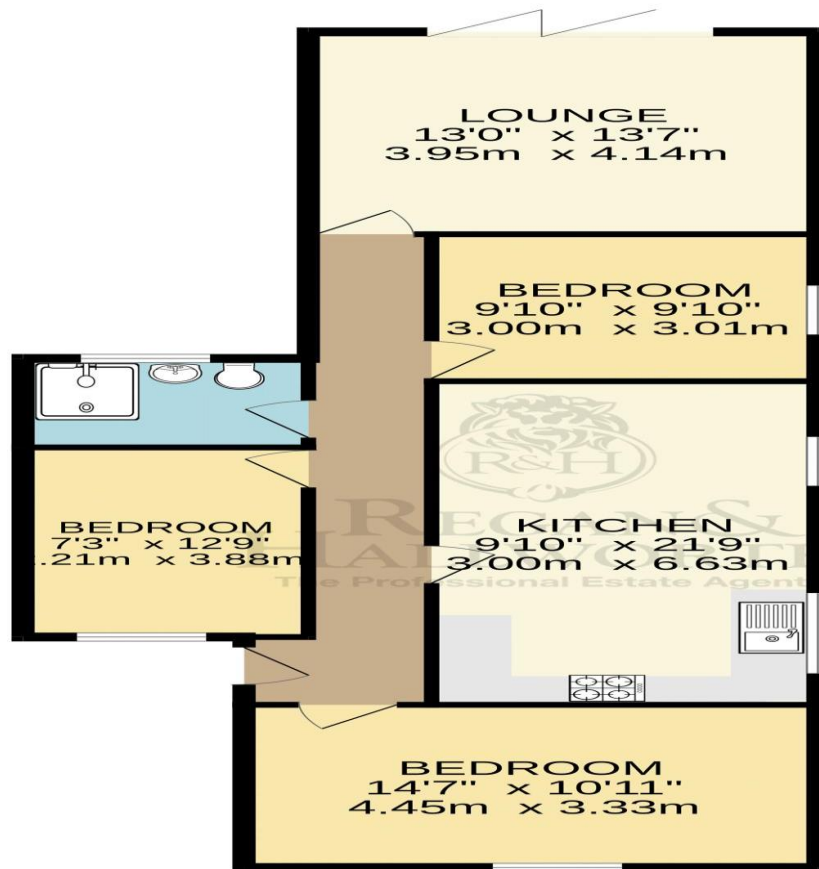


- Stunning semi-detached true bungalow
- Completely renovated throughout
- Superb vaulted ceiling rear extension
- Available chain free
- 3 bedrooms / 1 reception room
- Cleverly remodelled and extended
- Quiet residential setting
- 889 SQFT

This stunning semi-detached true bungalow has been extensively renovated throughout, offering turnkey accommodation that will particularly appeal to retired or downsizing clients seeking a low-maintenance home in a peaceful setting. The current owners bought the property around 4 years ago & have subsequently undertaken a comprehensive programme of works both internally and externally, ensuring the property is presented to an exceptional standard throughout. Internally, the bungalow was knocked back to brick, benefitting from a full re-plaster, all new internal doors, skirting boards and architraves & new floorings throughout, plus a completely renewed heating system, including new pipework, radiators and a new highly efficient boiler. The home has been re-wired and all the Upvc windows replaced. Our clients have altered the layout too, cleverly remodelling and extending, which has really helped to set it apart from the competition & create a one-off living space. The general arrangement in brief comprises; a main entrance hallway, three well proportioned bedrooms, an extended fitted kitchen diner which is finished with a range of quality integrated appliances and considerable storage, a stunning, high spec principal shower room plus the home's real stand out room - the superb vaulted ceiling rear extension which boasts bi-folding doors that open outside plus a smart contemporary log burner. Externally, the property enjoys excellent kerb appeal, enhanced by the anthracite grey windows, completely new fitted roof, fascias & soffits. The stunning garden to the rear is conveniently low maintenance & is finished with quality porcelain flagging & considerable privacy, providing an ideal space for outdoor seating and relaxation. A new block paved double driveway to the front provides ample off-road parking. Offered for sale with no onward chain, this superb bungalow combines modern living with a fantastic location close to the village's numerous shops & amenities.







TOTAL FLOOR AREA : 889 sq.ft. (82.6 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 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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