



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**Oakwood House, St. Annes Court, Shevington, Wigan, WN6 8HL  
Offers in Excess of £400,000**

- Four Bedroom detached
- En-Suite To Master Bedroom
- Large Garden Room
- Double Garage
- Large Plot
- Viewing recommended



## Oakwood House, St. Annes Court, Wigan, WN6 8HL

This large detached property is offered for sale with no chain. Located in the popular location of Shevington the property is close to amenities in the village. The property provides four bedroom accommodation with an en-suite shower room to the master bedroom. To the ground floor is a large dining kitchen, utility room, ground floor W.C., lounge, study and garden room. The property also has a double garage.

### Entrance Hall

With ground floor W.C.

**Lounge** 13' 8" x 13' 2" (4.16m x 4.01m)

**Dining Kitchen** 19' 0" x 10' 0" (5.79m x 3.05m)

Fully fitted modern kitchen with integrated oven, hob, extractor, fridge freezer and dishwasher..

**Utility room** 6' 11" x 6' 5" (2.11m x 1.95m)

With fitted cupboards and space for washing machine and tumble dryer.

**Garden Room** 19' 5" x 12' 6" (5.91m x 3.81m)

Fitted with blinds, velux windows and ceiling spot lights.

**Bedroom 1** 12' 3" x 11' 1" (3.73m x 3.38m)

**En-suite** 6' 5" x 5' 11" (1.95m x 1.80m)

Fitted with shower cubicle with mains fed shower, W.C. and basin.

**Bedroom 2** 12' 6" x 9' 11" (3.81m x 3.02m)

**Bedroom 3** 9' 8" x 8' 8" (2.94m x 2.64m)

**Bedroom 4** 9' 4" x 7' 3" (2.84m x 2.21m)

**Family Bathroom** 8' 6" x 6' 3" (2.59m x 1.90m)

Bath with mains shower over, W.C. and basin.

### Externally

The property is garden fronted with a block paved driveway leading to the double garage. To the rear is a large paved garden area.

### Services

All mains services are available and connected. Gas fired central heating is provided by a combi boiler located in the garage. Services and service installations have not been inspected or tested.

### Tenure

The property is Freehold

### Council Tax

The property is listed in Band E

### Viewing

By appointment only. Please contact the office on 01942 241797 or by email [enquiries@healysimpson.co.uk](mailto:enquiries@healysimpson.co.uk)

### Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.





This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



# Energy performance certificate (EPC)

OAKWOOD HOUSE  
1A ST ANNES COURT  
SHEVINGTON  
WN6 8HL

Energy rating

C

Valid until 14 January 2031

Certificate number

0310-2124-7090-2199-8375

## Property type

Detached house

## Total floor area

112 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)