

FOR SALE

92, Gathurst Lane, Shevington, WN6 8HW

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Impressive period semi-detached email home with large private gardens and driveway

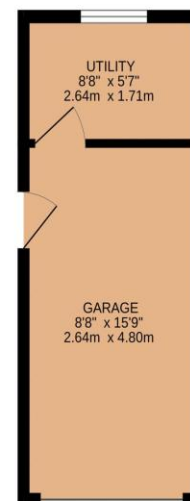
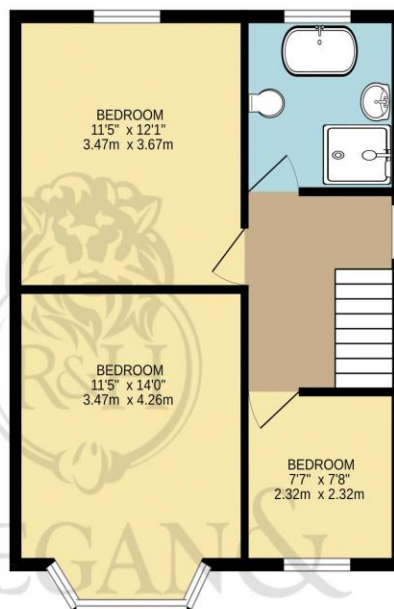
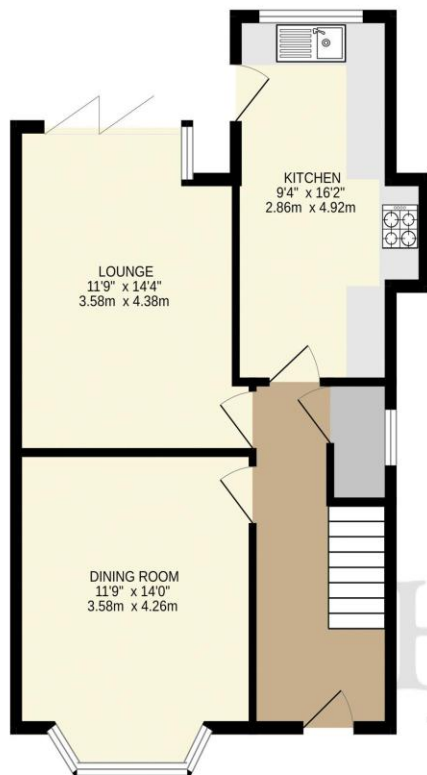


- Excellent period semi detached home
- Modern well equipped fitted kitchen
- Stunning four piece family bathroom
- Close to village and amenities
- Superb sized reception rooms
- Three excellent sized bedrooms
- Large driveway / garage and gardens
- 1201 SQ. FT.

This is a truly exciting opportunity to purchase a fully renovated, period bay fronted semi detached family home which sits on an incredible plot. The property is finished to an exceptionally high standard throughout, keeping many original period features along with some excellent modern touches. Situated along the ever popular Gathurst Lane in the village of Shevington, the property boasts excellent access to a range of village amenities including library, doctors and some outstanding schools for all ages. There are some excellent public transport links including train station and the M6 motorway network. There are stunning country and canalside walks just a short distance from the doorstep too. The spacious accommodation is set over two floors and in brief comprises entrance hallway with solid wood flooring which continues through into the dining room and kitchen. The large formal dining room is situated to the front of the property with feature bay window and attractive exposed brick chimney. There is the added benefit of a large understairs store cupboard which could be made in to a downstairs wc, a formal lounge / sitting room located to the rear with log burner and bi-folding doors leading out onto a lovely tiled patio area. The modern fitted kitchen is well equipped and boasts a range of wall, base and drawer units along with high spec appliances. From the kitchen there is also a door giving access to the patio area. To the first floor there are two large double bedrooms with the front bedroom benefiting from a bay window, plus third single bedroom. Stunning family bathroom comprising wc, sink unit, separate shower unit and contemporary free standing bath. Externally the property has a large private garden / driveway area to the front with the driveway continuing down the side to a detached garage / gym / office space. The rear gardens are deceptively large and consist of a tiled patio with large lawned garden surrounded by mature plants, trees and shrubs. Internal inspection is highly recommended to truly appreciate the property's size, impressive finish and outstanding location.







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TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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