

FOR SALE

9, Coach House Drive, Shevington, WN6 8AU

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 9, Coach House Drive, Shevington, WN6 8AU

*Spacious bungalow in a prime village setting, offering generous gardens & superb potential to personalise*



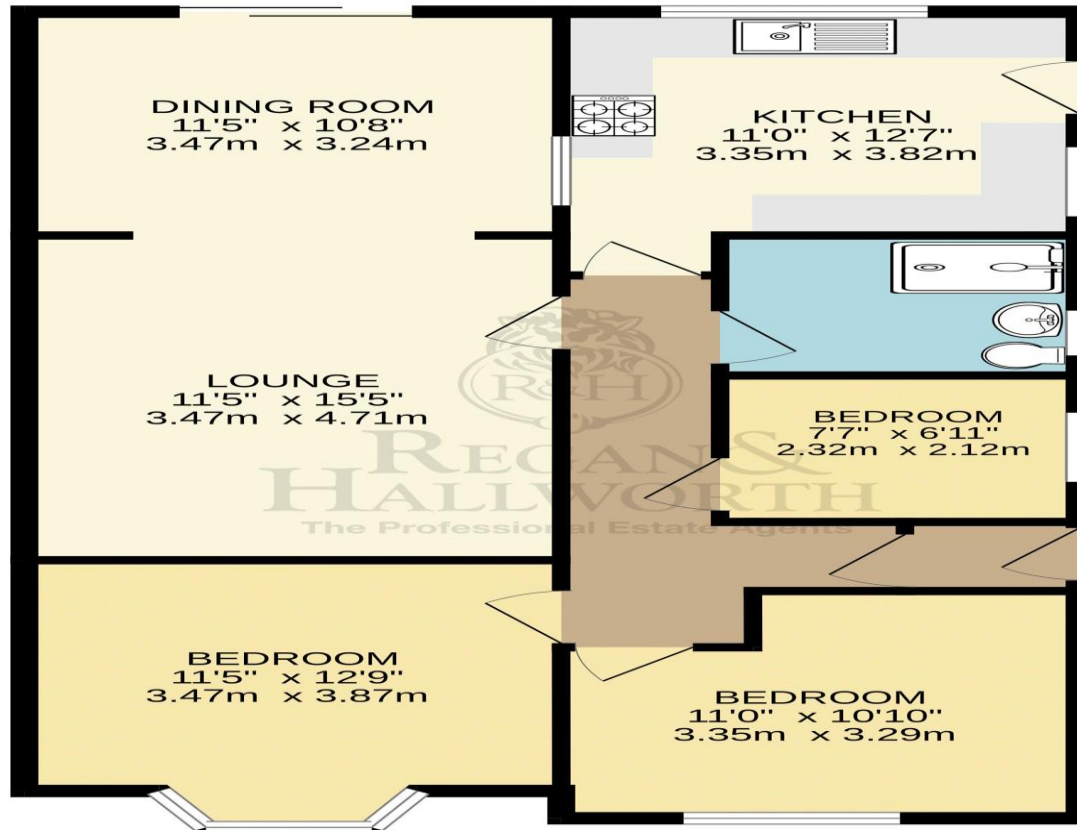
- Extended 3 bed bungalow with single-level living
- Generous, private plot with large driveway
- Lovely tranquil rear garden
- New roof, DG & serviced gas central heating
- Village location close to shops, schools & park
- Upgraded accessible wet room
- No chain delay
- 851 SQ.FT.

Tucked away in the heart of Shevington, within easy walking distance of local shops, amenities, the village park and both schools, 9 Coach House Drive is an extended three-bedroom bungalow offering versatile accommodation suited to a wide range of buyers. It will particularly appeal to those seeking spacious single-level living, as well as first-time buyers looking for a home with excellent potential. A standout feature is the generous and private plot. The property benefits from ample off-road parking, with gated access leading to additional hardstanding—ideal for further parking or storage. To the rear, there is a well-maintained garden featuring a lush lawn, established and well-stocked borders, patio areas and a greenhouse, creating a pleasant and usable outdoor space. The home has been well maintained, with a relatively new roof, full double glazing and a gas central heating system incorporating a combination boiler and radiators, all regularly serviced by British Gas. While the interior would benefit from modernisation, it provides an excellent blank canvas for buyers to personalise to their own taste. The bathroom has been recently upgraded to a wet room, thoughtfully designed to accommodate wheelchair or assisted access, adding further practicality to this appealing home.





**GROUND FLOOR**  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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