

FOR SALE

26, Shevington Moor, Standish, WN6 0SA

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

 ESTD
1996



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Stunning end townhouse with sleek, vaulted ceiling extension & open plan layout.



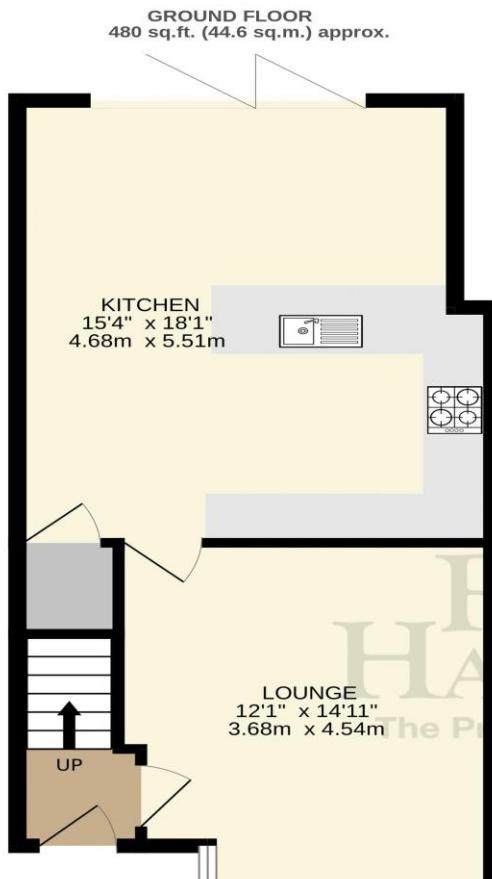
- Stunning end townhouse
- Superb vaulted ceiling extension
- Perfect starter home
- Sunny south facing aspect
- 2 bedrooms / 2 reception rooms
- Open plan kitchen diner
- Close to amenities / M6
- 802 SQFT

This stunning end townhouse starter property offers buyers the chance of the perfect turn-key purchase & boasts a number of key features that set it apart from the competition - most notably to the rear where a full-width vaulted ceiling extension creates a superb open-plan kitchen diner / living area. Flooded with lots of natural light and finished in a light, contemporary décor, the space is ideal for both everyday living and entertaining, with bi-folding doors opening directly onto the garden for a seamless indoor-outdoor feel. The kitchen itself is finished with a range of quality integrated appliances, plus a large breakfast bar & low spot lighting. The home is beautifully maintained throughout with a pretty lounge to the front, two double bedrooms upstairs, plus a smart principal bathroom suite. Externally, the home continues to impress with ample off-road parking to the front for multiple vehicles and a sunny, south-facing rear garden. Designed for low maintenance, the garden features an Indian stone patio and synthetic lawn, providing a clean, modern outdoor space to enjoy throughout the year. Conveniently positioned close to the M6 motorway network and within easy reach of Standish village centre, this is a fantastic opportunity to acquire an ideal starter home in a well-connected and popular location.

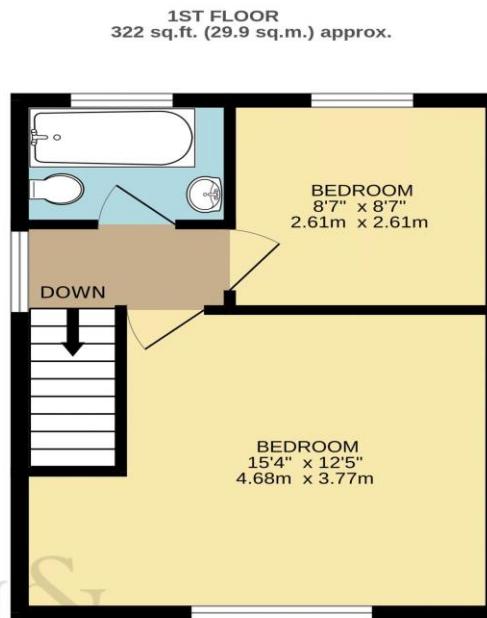




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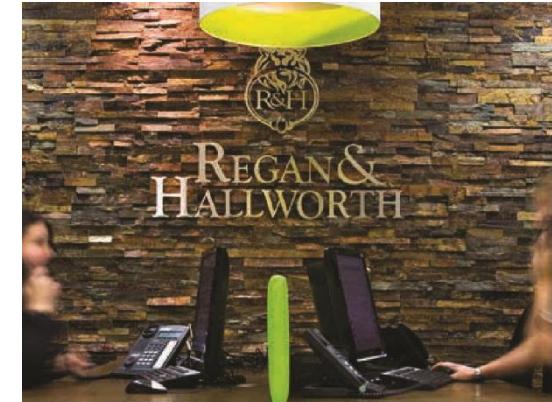


TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures 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 plan, 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.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com