

**FOR SALE**

5, Bannister Court, Shevington, WN6 8GE

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

ESTD  
1996





## 5, Bannister Court, Shevington, WN6 8GE

*Exceptional end townhouse offering a generous 1096 SQFT of living space.*



- Stunning end townhouse
- Set across 3 floors
- Impressive amount of floorspace
- Highly coveted development
- 3 bedrooms / 1 reception room
- Superior master bed with en-suite
- Impeccably presented
- 1096 SQFT

Enviably located on the highly coveted Oakwood Meadows development in the pretty village of Shevington - this stylishly presented end townhouse would be the ideal purchase for any buyers seeking something they can simply move straight into & early inspection is essential.

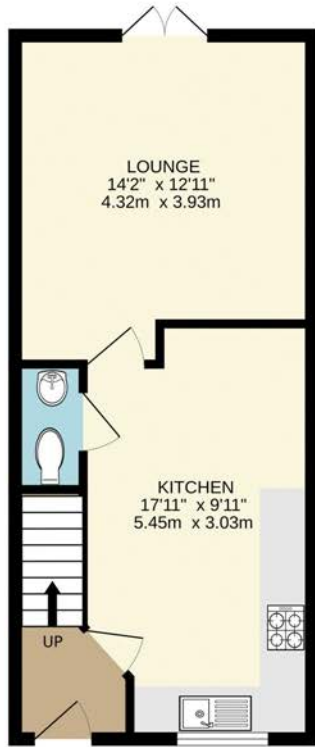
The quality of build & finish on these homes is notably high & because the design is set across three floors, the property totals a very generous 1096 square feet of living space that in brief comprises; a hallway plus a stylish fitted kitchen diner to the front with integrated appliances, a beautiful lounge / diner to the rear with French Doors that open out onto the stunning rear garden. To the first floor, the home benefits from two bedrooms & a superb principal bathroom suite, whilst to the top floor is the superior master suite with fitted wardrobes and smart en-suite.

Externally, there are gardens to the front and rear, with the rear benefiting from a patio area for sitting out. To the front is a driveway with off road parking for a couple of cars. Locally, this secluded yet prestigious location is positioned just off Vicarage Lane and impressively surrounded by open fields & the forest of Greaves Wood. There is a great range of local amenities all within walking distance including several convenience stores, a library, post office and a choice of local pubs and places to eat. The nearby M6 provides excellent links to Manchester, Liverpool, Preston and Bolton, as well as Gathurst train station which is only a 20-minute walk away. The development is perfectly situated for commuters as the surrounding area is within easy reach. Early viewings are highly recommended. Leasehold 999 yrs £317 p/a. Council Tax Band D.

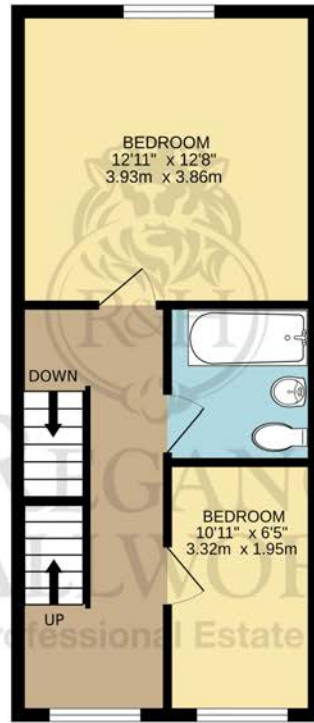




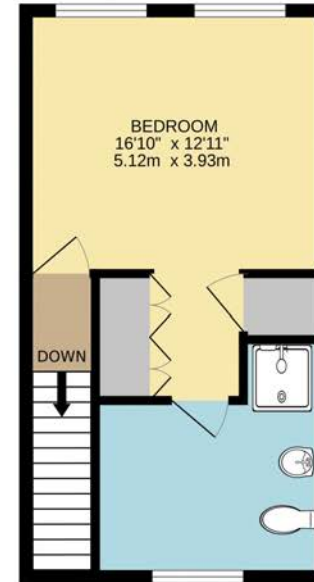
GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.9 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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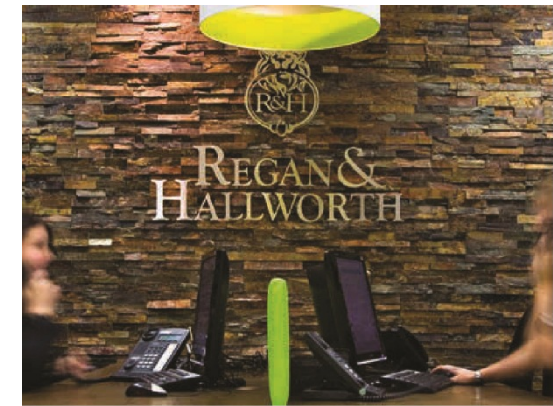
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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