

46, Longbrook, Shevington, WN6 8DB

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

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46, Longbrook, Shevington, WN6 8DB

Stunning & significantly extended family home offering 1579 SQFT of living space.



- Significantly extended family home
- Superior open plan design
- Stunning kitchen diner
- Beautiful gardens
- 4 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Quiet residential setting
- 1579 SQFT

At an astonishing 1579 square feet of superb & beautifully presented living space - this impressively sized & significantly extended 4 bed semi-detached family home offers fantastic value for money and a wealth of accommodation. At the current asking price, this sizeable living space provides much more square footage than similarly priced detached homes & therefore early viewings are highly recommended. Ideal for a growing family in need of lots of family-friendly living space, in brief this stunningly presented home offers; a hallway, generous main lounge with feature fireplace, with the home's stand out feature - the superb open plan dining kitchen to the rear. This particularly spacious area has been opened up and boasts a full width extension too, creating an inspiring living kitchen for families and entertaining alike. The kitchen itself boasts a range of integrated appliances, breakfast bar with solid oak tops, a pretty Belfast sink & Velux windows that bathe the area in lots of light. There is also a utility room, wc / cloaks & access into an integral garage.

Upstairs is equally as impressive with four good sized bedrooms, a stylish en-suite plus fitted units to the master and a modern principal bathroom suite. Externally the home sits on lovely overall plot with the rear garden being beautifully maintained and comprising a garden patio and lawn plus a super little garden office. Additionally the rear garden enjoys a south-easterly facing aspect. To the front there is a spacious driveway which leads to the integral garage. Locally, Shevington's shops and amenities are all just a stone's throw away, as are its schools and motorway links. Viewings are essential to appreciate the home on offer.

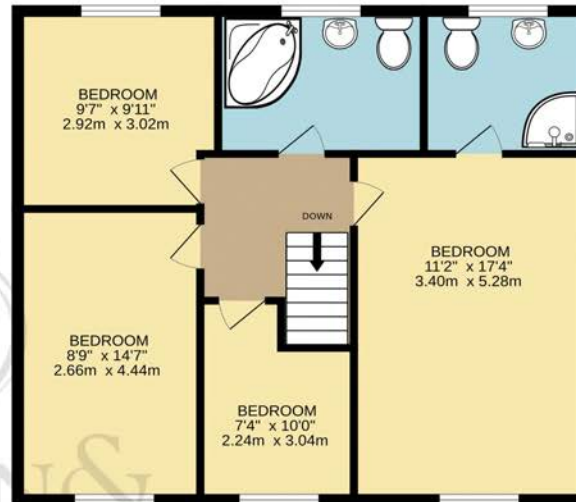




GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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