



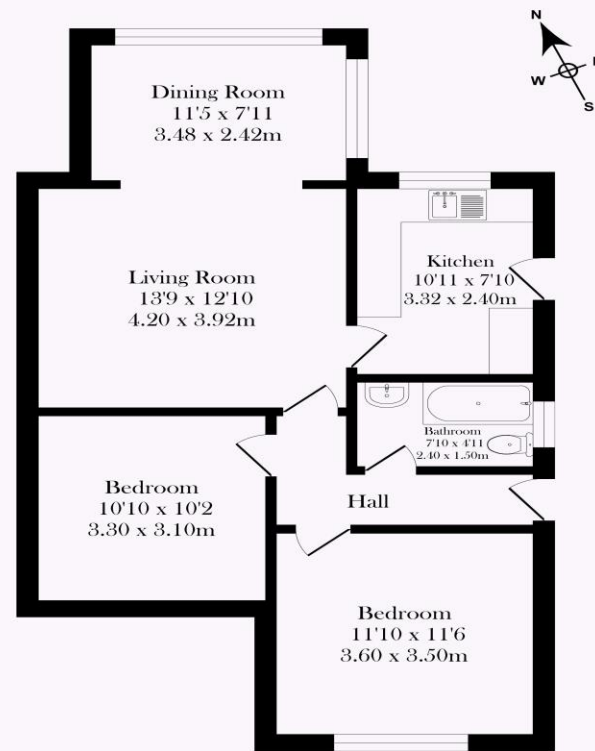
# TRACY PHILLIPS

## Estates



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Approx. Floor Area 67.0 Sq.M (722 Sq.Ft.)

**Total Approx. Floor Area 67.0 Sq.M. (722 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

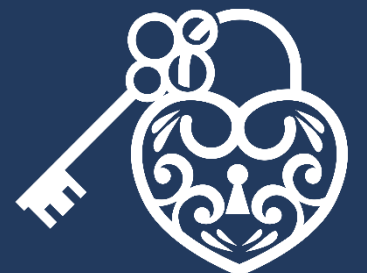


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Asking Price £165,000

Old Lane, Shevington



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Welcome to this delightful semi-detached bungalow located in the desirable village of Shevington, close to local amenities, cafe's and restaurants and good transport links. This property is offered with the benefit of no chain. Driveway parking leads to a detached single garage, providing ample space for parking and storage.

The entrance is located at the side of the property, opening into a central hallway that provides access to all main areas. At the front of the bungalow, you'll find two large, spacious bedrooms, both filled with natural light and offering plenty of room for comfortable living. The modern bathroom is equipped with a bath with an overhead shower, sink, and WC, ensuring convenience and comfort. The large lounge at the rear of the property features a cosy gas fireplace, creating a warm and inviting atmosphere. The lounge extends to incorporate a dining room area, which overlooks the rear garden, making it a perfect space for entertaining and family meals. The fitted kitchen at the rear includes ample wall and base units for storage, with an external door providing easy access to the side and rear garden.

The private rear garden offers a well-kept lawn and an array of shrubs. Additionally, there is a small greenhouse, perfect for gardening enthusiasts. The garden provides a tranquil space for relaxation and outdoor activities.

The property is offered for sale CHAIN FREE and viewings are now welcomed.

