



TRACY PHILLIPS

Estates

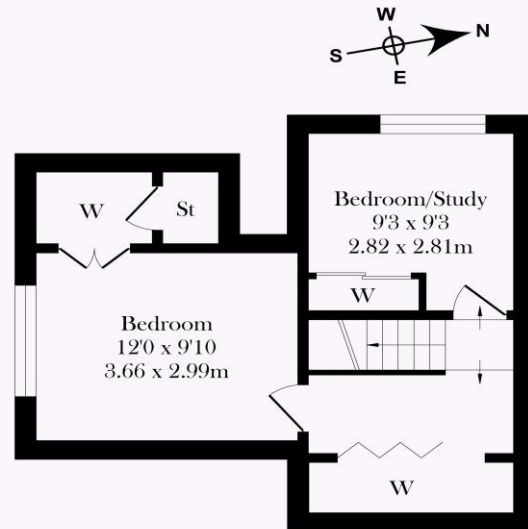


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 61.9 Sq.M
(666 Sq.Ft.)



First Floor
Approx. Floor
Area 32.0 Sq.M
(344 Sq.Ft.)

Total Approx. Floor Area 93.9 Sq.M. (1010 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		86
(69-80)		
C		
(55-68)		
D	68	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



01257 422228

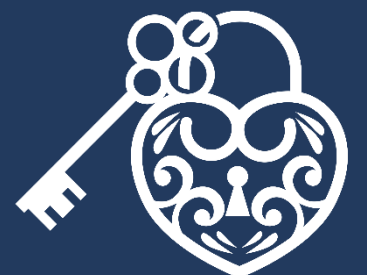
enquiries@tracyphillipstates.com

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Asking Price: £220,000

Martland Avenue, Shevington

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Situated in this popular and quiet residential area, this extended semi detached home offers a very generous 1010 sq. feet of accommodation arranged over two floors. This much loved family home has recently been re-decorated and fitted with brand new carpets. The property is also within walking distance of the sought after village of Shevington with a host of amenities, including excellent schools, independent shops, local eateries and easy motorway access. The property is also offered with the benefit of no onward chain.

The accommodation briefly comprises a large open plan lounge with archway to the dining area with a feature fireplace and is a lovely bright room with triple aspects through double glazed windows. There is also access to the handy ground floor shower room which has been fitted with a modern suite in white and finished with neutral tiling. There is a further cloaks storage cupboard and the lounge area provides access into the kitchen. The kitchen is fitted with an extensive range of fitted units in oak and includes space for the usual appliances. The ground floor bedroom has a range of fitted wardrobes with mirrored doors, and French doors that lead out to the rear garden.

The first floor reveals a good sized landing with a walk-in storage area and two good-sized bedrooms, with the larger bedroom being fitted with a walk-in wardrobe and the second room currently being used as an office and also having fitted wardrobes. This first floor could easily be reconfigured to also provide a first floor bathroom, if required.

Externally, the property offers impressive outside space with a long flagged driveway extending to the side of the home and a gravelled front garden area protected by a low brick wall. To the rear there is a lovely spacious low-maintenance garden leading to a garage which has an up and over door.

Viewings of this lovely home, located close to the heart of the village, are now welcomed.





