



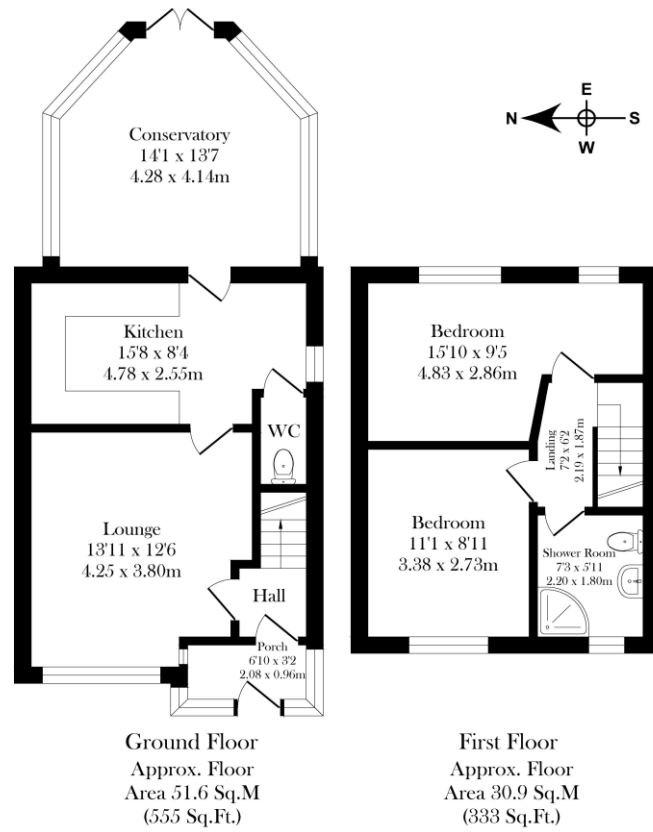
# TRACY PHILLIPS

## Estates



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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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

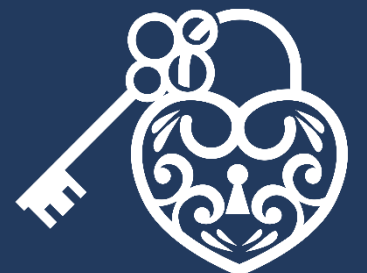


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OIRO : £230,000

Wigan Road, Shevington



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This absolutely immaculate traditional semi detached home enjoys views towards Elnup Woods to the rear and open farmland to the front of the home. Our clients have created a really beautiful and incredibly well presented home on the edge of the lovely village of Shevington with both rural aspects yet a convenient location with excellent transport links and village life on your doorstep. This home is in ready to move in condition.

The accommodation extends to approximately 880 square feet and briefly comprises a handy entrance vestibule which leads into the hallway with a staircase rising to the first floor. The lovely lounge features a bay window to the front. The beautiful kitchen and additional conservatory blend to create a superb entertaining space, ideal for guests and yet cosy enough for an evening at home. The kitchen is fitted with an excellent range of fitted units including integrated electric cooking equipment and pan drawers with space for a dishwasher, washing machine and fridge/freezer. There is a handy downstairs w.c and access into the stunning conservatory which enjoys ample space for dining and relaxing and views over the gorgeous gardens and towards Elnup Woods beyond. The first floor offers two amazing bedrooms and the family shower room. Bedroom One is located at the rear of the home with two windows overlooking the fields whilst Bedroom Two includes excellent fitted storage and a pretty view of its own. The first floor is finished with a stylish shower room including a corner shower, in-built vanity wash hand basin and w.c.

The outside spaces of this home are equally as generous. There is excellent off-road parking to the front with parking for several vehicles via a part gravelled/part flagged driveway, edged by planting. The rear garden is an absolute beauty. Bordered by open space to the rear towards fields and woodlands the garden has been lovingly remastered to include a secluded decked terrace at the rear which is the perfect spot to enjoy the position of this lovely home. There is an array of mature planting including bamboo trees, stone terraced patio and lawns.

The village is also close by. Shevington provides excellent schools at both primary and secondary level, superb transport links and yet a tranquil village life,

Viewings of this most adorable home are now welcomed.





