



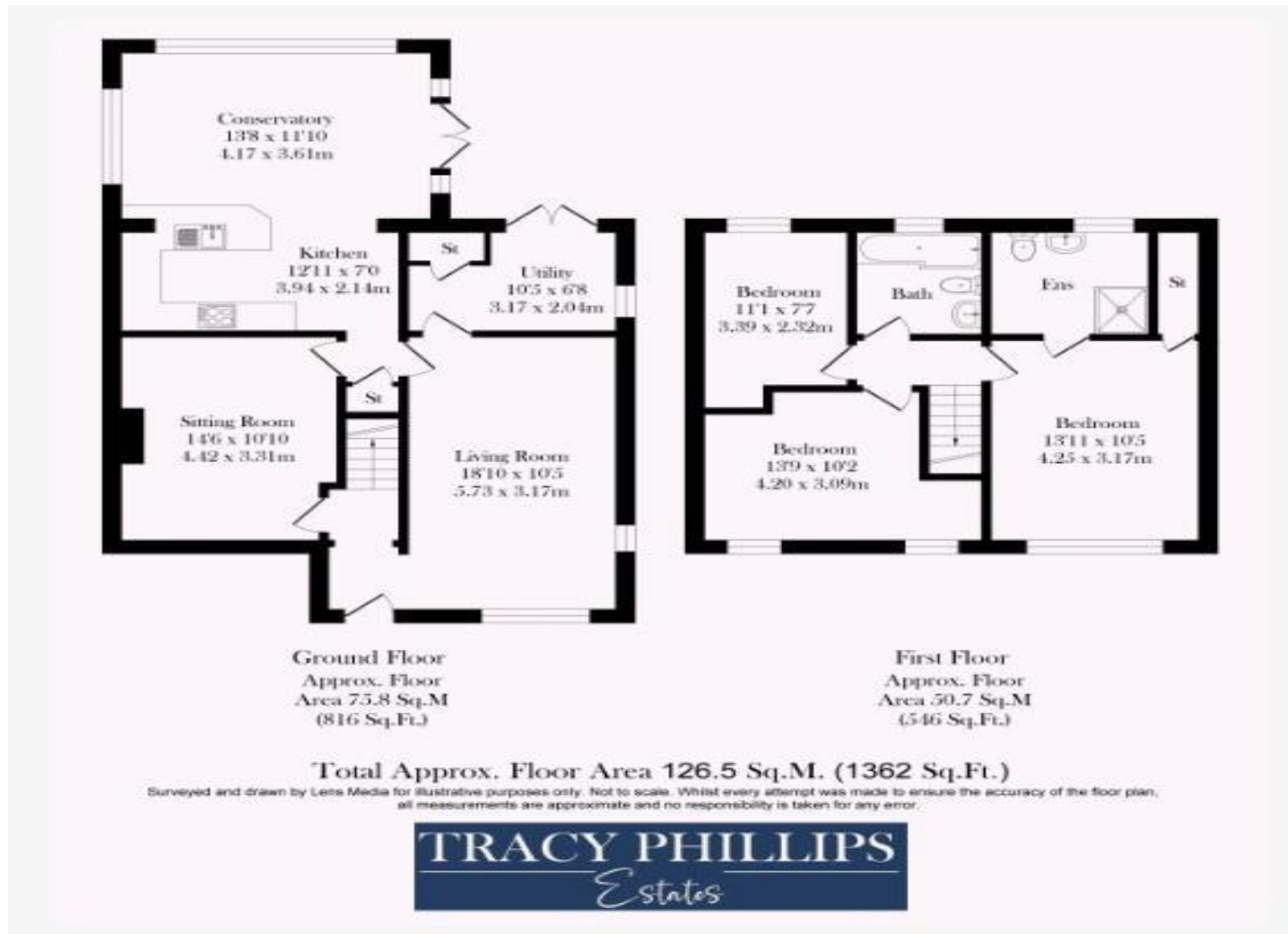
# TRACY PHILLIPS

Estates



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Estates



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



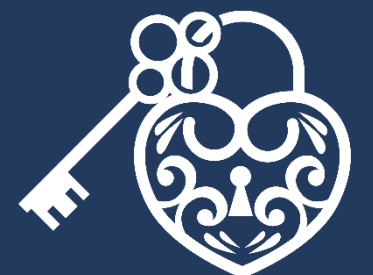
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £260,000

Parkfield, Wigan WN6 8DD



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Situated in Shevington; a lovely village with local amenities, great local schools, lovely walks along the Leeds to Liverpool canal and Elnup woods with fantastic accessibility being only a short drive to the motorway and having easy access to the railway network. This spacious and versatile home offers generous living accommodation and modern features, perfect for family life.

The hallway leads you to a large lounge at the front, benefiting from windows on both the front and side, filling the room with plenty of natural light. A separate sitting room to the front is currently used as a fourth bedroom, offering flexible accommodation.

At the rear, you'll find a sociable kitchen/diner with ample space for entertaining, featuring windows overlooking the garden and French doors that open onto the patio area, perfect for indoor-outdoor living. The home also benefits from a useful utility/boot room, adding practical storage and functionality.

Upstairs, the master bedroom is generously sized and comes with an en suite bathroom, complete with a shower, sink, and WC. The second bedroom is a large double located at the front of the house, and the third bedroom is a large single, situated at the rear.

The family bathroom is well-appointed with a shower over the bath, sink, and WC.

The rear garden is a great extension of the living space, featuring a patio area accessible from the French doors.

The garden wraps around the house, providing ample outdoor space, with a patio area. Driveway parking is available to the rear, leading to a detached single garage for added convenience and storage.

This well-presented home offers flexibility, comfort, and modern living spaces, ideal for families or those needing extra accommodation.



