



TRACY PHILLIPS

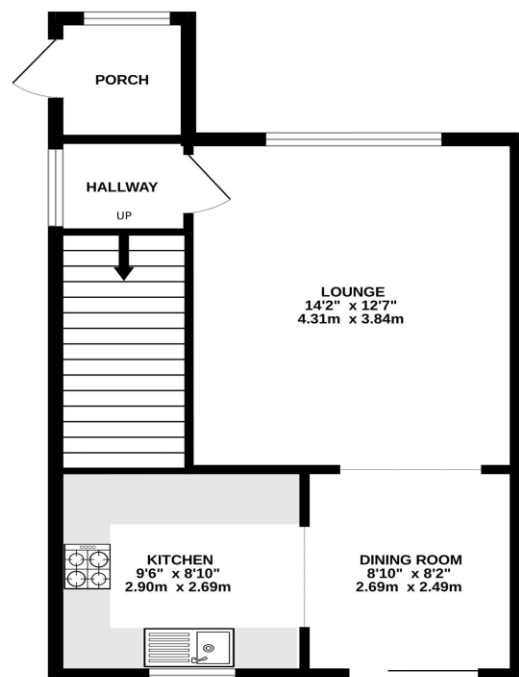
Estates



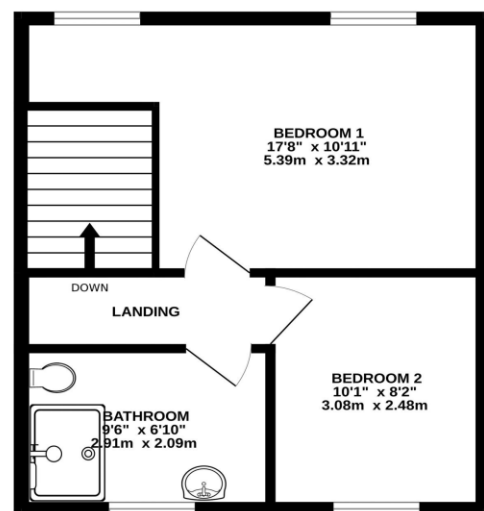
TRACY PHILLIPS

Estates

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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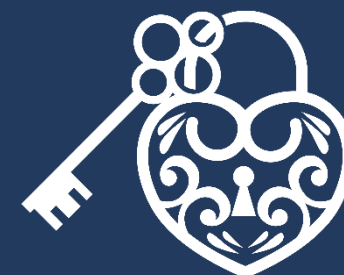
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Asking Price £170,000

Shevington Lane, Wigan WN6 8AD

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This attractive mid terrace being located in a most desirable position within the consistently sought-after village of Shevington overlooking open fields to the front. The bustling village provides a host of local shops and amenities, a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute. Internally, the accommodation is of a good size and includes an extended and spacious dining kitchen, two bedrooms and large rear garden. The property does require some refurbishment but offers super potential and is a ideal blank canvas for any client wishing to create their own home with the added advantage of a generous plot. The accommodation is accessed via the entrance hallway, with its staircase to the first floor, and through into the spacious living room, which boasts a stone fireplace. The extended kitchen and dining area is fitted with range of wall and base units as well as being equipped with a high level double electric oven and hob with extractor canopy. To the first floor, three bright bedrooms will be revealed, as well as the shower room which is fitted with a three-piece suite in classic white, comprising of wash hand basin, WC and separate shower. The property boasts attractive outside spaces, with ample off-road parking facilities available for a number of vehicles on the paved driveway. To the rear, the enclosed garden is mainly laid to lawn and is of an excellent size. Available with the benefit of no onward chain, we would highly recommend an early viewing of this home to avoid disappointment.

