



TRACY PHILLIPS

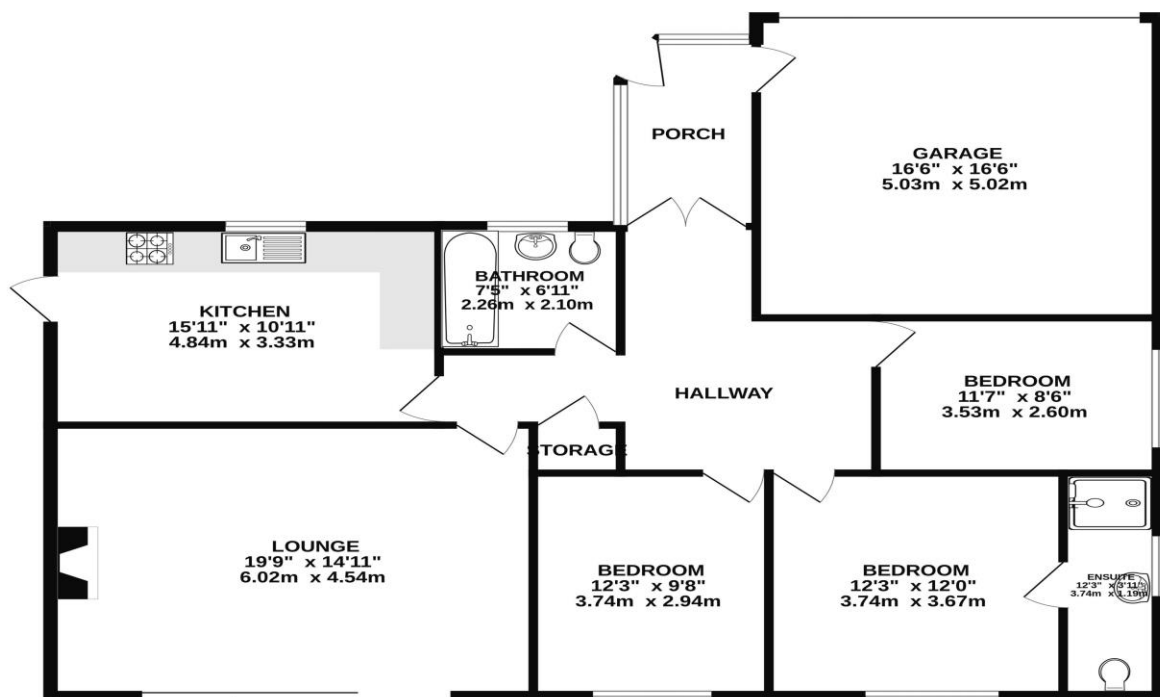
Estates



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Estates

GROUND FLOOR
1408 sq.ft. (130.8 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £450,000

Calicowood Avenue, Shevington, WN6 8ED



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Tucked away in a peaceful cul-de-sac just a short stroll from the heart of Shevington village, 22 Calicowood Avenue presents a rare opportunity to acquire a substantial detached true bungalow. Extending to approximately 1,408 sq ft and set on a generous plot extending to circa one acre, this unique property offers space, privacy, and open rural views – a dream for those seeking a tranquil lifestyle.

Upon entering through the porch, you're welcomed into a spacious hallway that connects to the heart of the home. The rear-facing lounge is a standout feature, boasting a cosy living flame gas fire and full-width sliding doors that frame the lush garden beyond. The kitchen sits at the front of the property and is well-equipped with a range of wall and base units, an eye-level integrated oven, gas hob, and ample space for additional appliances. With room for a breakfast table and an external door, it's both practical and family-friendly. Three generously sized bedrooms are complemented by a family bathroom with a panelled bath, wash basin and WC. The main bedroom suite benefits from an en-suite shower room and serene views across the rear garden.

Externally, this property truly shines. The double-width tarmac driveway provides ample off-road parking and leads to an integral garage. A second driveway, secured by double gates, offers access to the side and rear gardens. The rear garden is impressively large, primarily laid to lawn with mature hedges and a patio area perfect for al fresco dining. A gate at the rear leads to a private paddock – ideal for gardening, pets, or simply enjoying the outdoors.

Shevington village is just a short walk away, offering a range of local amenities including shops, schools, a library, dentist and GP services. Commuters will appreciate the close proximity to the M6 motorway (just 5 minutes away) and Gathurst railway station, providing excellent regional connectivity. For leisure, nearby Elnup Woods and the Leeds-Liverpool Canal offer beautiful walking and cycling routes.

Viewings of this quite unique home, ideal for outdoor loving clients, and offered with no onward chain, are now welcomed via our office.

