



TRACY PHILLIPS

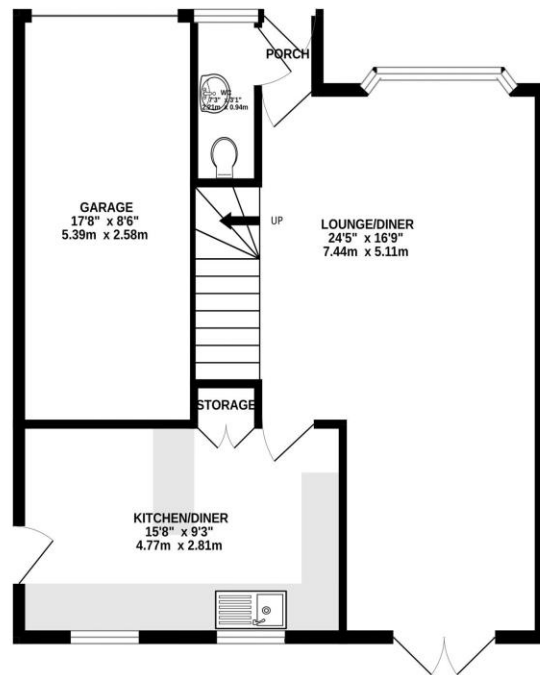
Estates



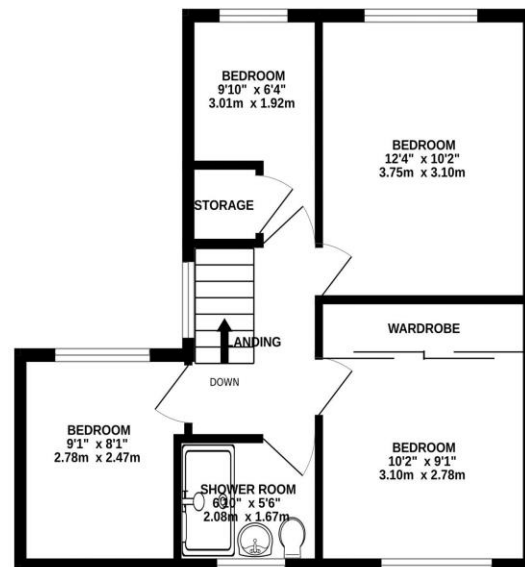
TRACY PHILLIPS

Estates

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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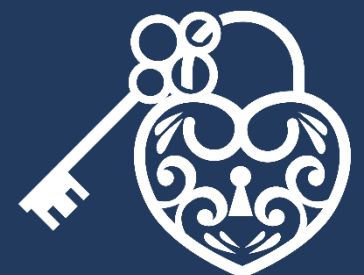
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Asking Price: £310,000

Christleton, Shevington

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Positioned on a quiet cul-de-sac in the ever-popular area of Shevington, this generously sized family home offers the perfect blend of comfort, convenience, and tranquillity. With excellent local schools, everyday amenities, and beautiful countryside walks right on your doorstep, it's a fantastic location for families and nature lovers alike. The property is also offered with no chain.

The property benefits from a private driveway, a single garage offering secure off-road parking, and a neat lawned front garden that adds to its attractive curb appeal.

Inside, a welcoming entrance hallway leads into a bright and spacious lounge that flows through to the dining room—an ideal setup for both relaxed family living and entertaining. A feature gas fireplace adds warmth and character to the living space. The kitchen is well-proportioned and fitted with a range of units, and also features a useful pantry for extra storage. A convenient downstairs cloakroom with WC and sink completes the ground floor.

Upstairs, the master bedroom is a spacious double to the front, offering comfort and natural light. A second double bedroom to the rear includes fitted wardrobes and a built-in storage cupboard, while a third generous double and a fourth single bedroom—with a built-in cupboard over the stairs—provide versatile accommodation for families of all sizes. The modern family bathroom includes a large walk-in shower, WC, and sink, designed for style and functionality.

To the rear of the property lies a secure and well-maintained garden, complete with a lawn, patio area, and well-stocked borders featuring carefully chosen shrubs and flowers. It's a perfect space to relax or enjoy outdoor time with family.

The home is also fitted with a Semi Storage Condensing Combination gas boiler, offering exceptional domestic hot water performance thanks to its built-in 85-litre store and instant operation. The heating system is weather compensated, ensuring maximum energy efficiency. This technology adjusts the flow temperature based on outdoor conditions, allowing the boiler to operate in condensing mode for the majority of the heating cycle—even during the coldest months of the year.

This delightful home combines spacious accommodation, energy efficiency, and a peaceful location—an ideal opportunity for families or anyone seeking a well-connected yet tranquil place to call home.





