



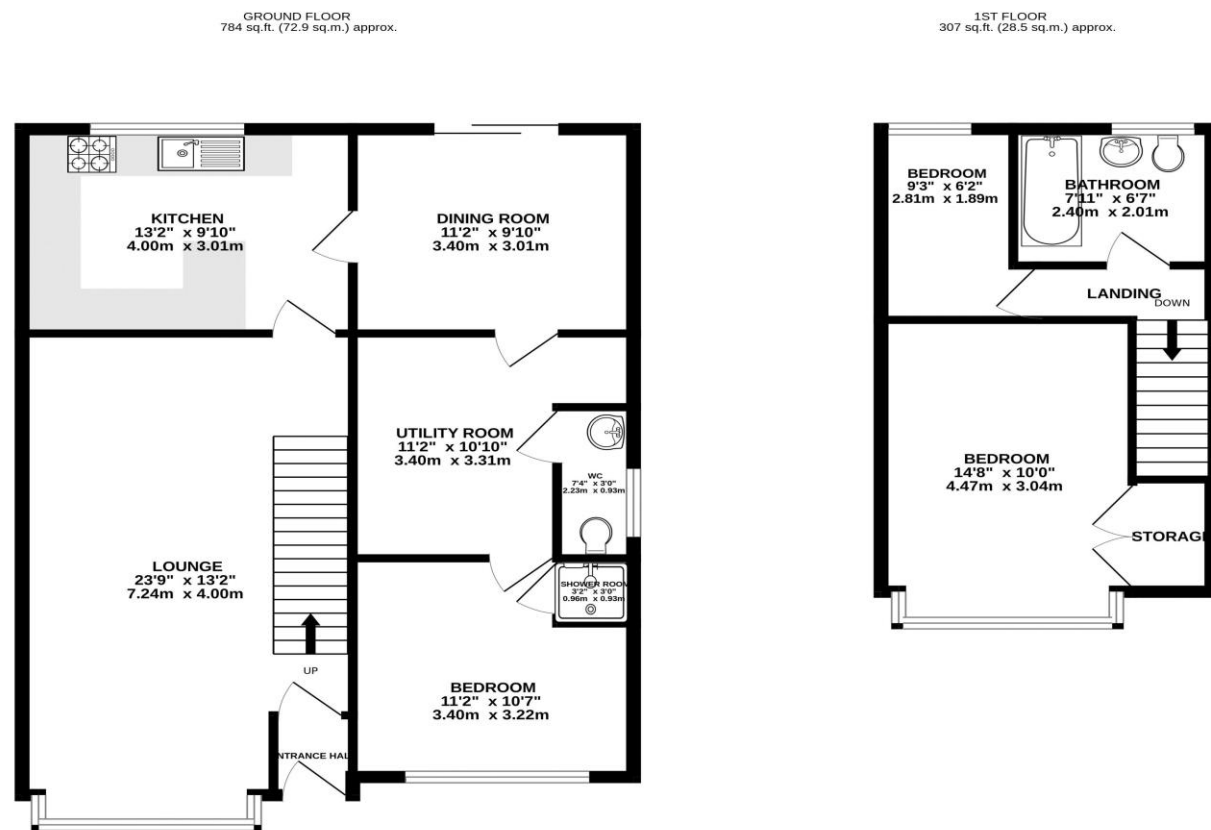
# TRACY PHILLIPS

## Estates



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TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price £215,000

Parkbrook Lane, Wigan WN6 8AF

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Nestled in the heart of Shevington village, this versatile and spacious semi-detached home offers generous living accommodation both inside and out.

With a printed concrete driveway bordered by decorative gravel, this attractive property is set back nicely from the road and welcomes you through a bright entrance hallway.

To the front, a large and airy lounge features a fireplace and a wide window that fills the space with natural light.

The rear of the home boasts a spacious kitchen with a range of fitted cupboards and a convenient breakfast bar, perfect for casual dining.

Adjacent to the kitchen, a generous dining room or additional reception area features patio doors that open onto the garden, creating a wonderful flow for entertaining or family living.

A standout feature of this home is the large utility room, equipped with storage cupboards and plumbing for both a washing machine and dryer.

There is also a ground floor cloakroom with a WC and sink, as well as a flexible double bedroom or additional reception room to the front, complete with a built-in shower cubicle—ideal for multi-generational living, a home office, or guest accommodation.

Upstairs, the first floor offers a spacious master bedroom to the front with a full range of fitted wardrobes.

A further good-sized single bedroom is located at the rear, along with the family bathroom, which includes a shower over the bath, a WC, and sink.

Outside, the rear garden is a standout feature—generously sized and secure, with a patio area for outdoor dining, a well-maintained lawn, and a handy garden shed.

With its flexible layout and sought-after location close to schools, amenities, and transport links, this home presents an ideal opportunity for families or anyone seeking space and versatility in a peaceful village setting.



