



# TRACY PHILLIPS

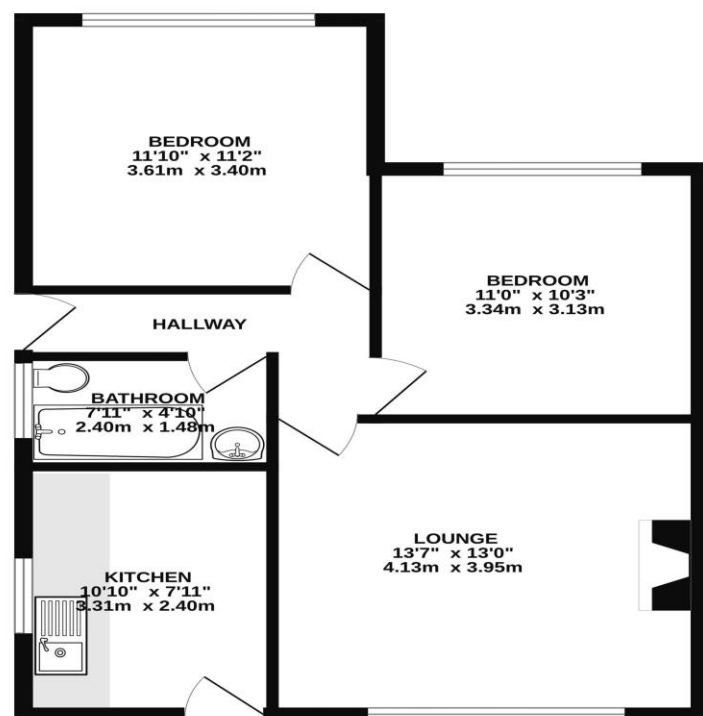
## Estates



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GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.9 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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Asking Price: £180,000

Old Lane, Shevington, Wigan, WN6 8AS

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Situated in the sought-after centre of Shevington illage, this delightful semi-detached bungalow offers comfortable and convenient living in a prime location.

Upon entering, a bright and welcoming hallway leads to a modern bathroom fitted with a three-piece suite, including a bath with WC, and washbasin. The spacious kitchen features an array of fitted units, two windows that flood the room with natural light, and a handy side door for easy outdoor access. To the rear of the property, the generously sized lounge offers a cosy atmosphere with its feature gas fire. At the front of the home, two large double bedrooms provide ample space and natural light.

Outside, a spacious driveway accommodates multiple vehicles, complemented by a pretty lawned front garden. To the rear, enjoy a south-facing paved garden ideal for enjoying the sunshine. There is a detached single garage also located at the rear of the property.

Offered with no onward chain, this lovely home is just a short walk from Shevington Village amenities, including shops, a doctor’s surgery, library, local park, and well-regarded schools. With excellent transport links via the M6 motorway and nearby railway station, it’s perfectly positioned for commuters.

