



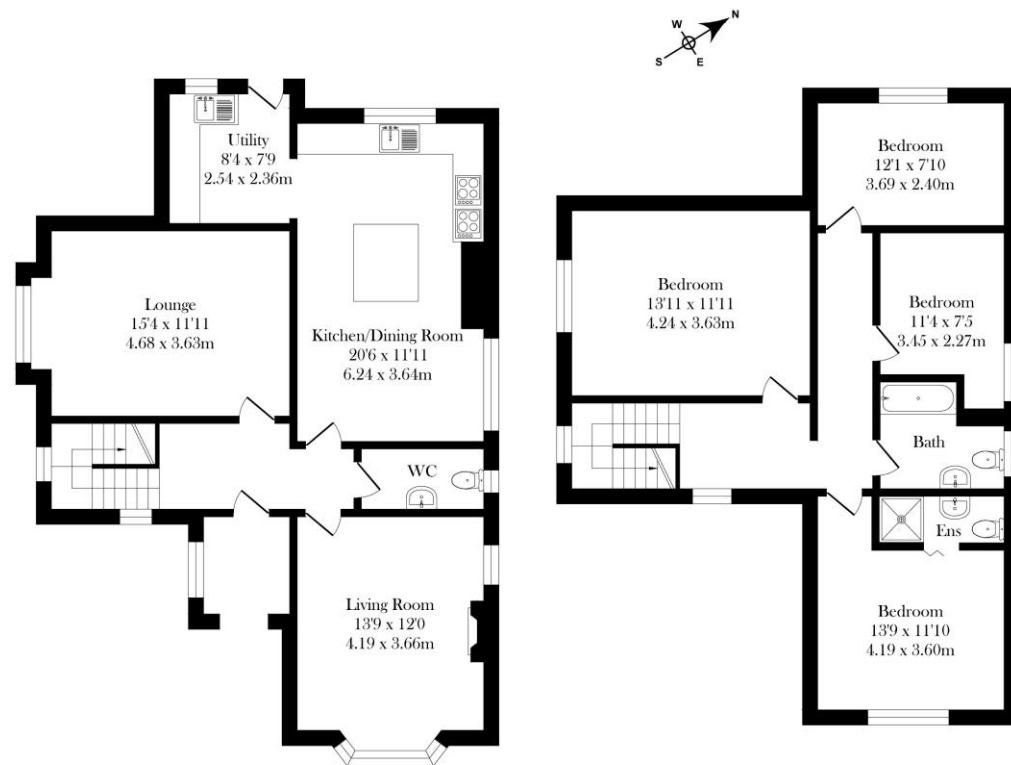
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 81.8 Sq.M (880 Sq.Ft.)

First Floor
Approx. Floor Area 69.9 Sq.M (752 Sq.Ft.)



Total Approx. Floor Area 151.7 Sq.M. (1632 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



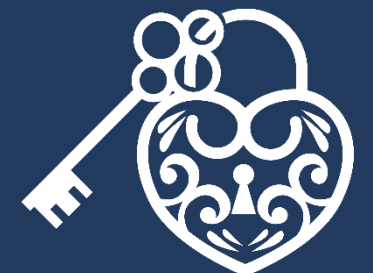
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Asking Price: £455,000

Gathurst Lane, Shevington



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With respect to this handsome home's heritage, dating back to circa 1900, this Victorian detached family home, constructed of Accrington red brick, has recently undergone an extensive and complete refurbishment. Whilst now offering every modern convenience, this impressive home is offered with the assurance and peace of mind of a thorough and comprehensive renovation, and yet still provides many period and characteristic touches, befitting of a home with extensive history. Offering high ceilings, large light filled rooms, original coving and a unique spot along one of Shevington's most sought-after lanes, this impressive property can also be offered with no onward chain and vacant possession.

The accommodation, which extends to approximately 1632 sq ft briefly comprises of an open entrance arched vestibule which leads into the light filled entrance hallway with encased leaded light window, original door and returning staircase leading to the first floor. A handy understairs storage area has been cleverly considered. The stunning lounge features a huge walk-in bay window, overlooking the driveway and a second window, filling the room with light, and includes a feature fireplace housing a living flame gas fire. The separate dining or sitting room is of an impressive size with a bay window to the side. The open plan contemporary kitchen includes a range of wall and base units, with sleek finish and positioned around a central island. Double eye level ovens, electric hob and integrated fridge/freezer and dishwasher complete this modern room which also offers excellent space for informal dining. A great utility room leads from the kitchen, ideal for all of the family's laundry needs and is finished with fitted units and provides access into the rear garden. The ground floor is completed with a cloakroom.

The first floor offers the same excellent proportions as the ground floor with an en suite shower room, family bathroom and an open landing. The four bedrooms are all an excellent size, whilst both the bathrooms are finished to a superb standard and are finished with vanity wash hand basins and neutral contemporary tiling. The home rests on an excellent and equally well finished plot which provides a large block paved driveway covering the front of the home and leads to the gravelled side drive which provides excellent parking facilities and access to the rear of the home. The rear garden is lawned and is bordered by mature planting, is safely secured and wraps around this stylish home.

Shevington village, with an excellent range of facilities, is within a short walk away and includes a lovely local park, canal side walks and the stunning Elnup Woods. There is also superb motorway and rail access, with both the trains and railway offering direct access into Manchester city centre.

Viewings of this very impressive home, offered with vacant possession are now invited.

