



TRACY PHILLIPS

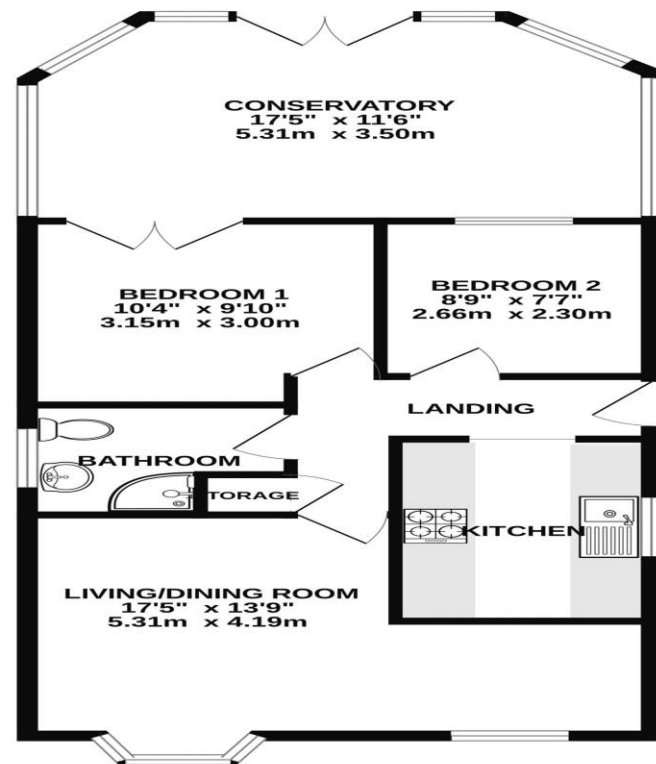
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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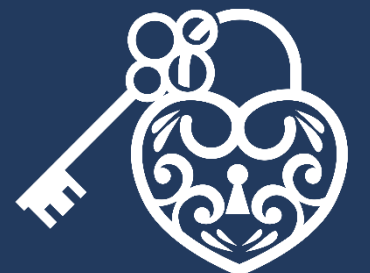
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Offers In Excess Of £200,000

Braidhaven, Shevington WN6 8HH



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Situated in a quiet cul-de-sac within the highly sought-after village of Shevington, this detached true bungalow enjoys a tucked-away position in a semi-rural setting whilst remaining conveniently located for excellent commuter links. The property is just a 10-minute drive from Junction 27 of the M6 motorway, with Appley Bridge railway station only five minutes away, providing direct rail connections to surrounding towns and cities. Shevington itself offers a wealth of local amenities, including cafés, restaurants, shops and highly regarded schools.

The accommodation briefly comprises an entrance hallway with useful storage cupboard, leading to a spacious lounge featuring a bay window and attractive fireplace. The lounge opens through to a dining room, also benefiting from a front-facing window. The fitted kitchen offers a range of wall and base units together with an integrated oven and gas hob. The bathroom is fitted with a shower, wash hand basin and WC. To the rear of the property, the generous principal bedroom enjoys French doors opening into the conservatory, while the second bedroom is also a good-sized double room. A standout feature of the home is the large conservatory, providing an ideal space to relax and enjoy views across the rear garden.

Outside, the tiered rear garden incorporates patio and lawn areas, together with a useful garden shed to the side.

The property also benefits from driveway parking. Offered for sale with no onward chain. Early viewing is highly recommended and now invited





