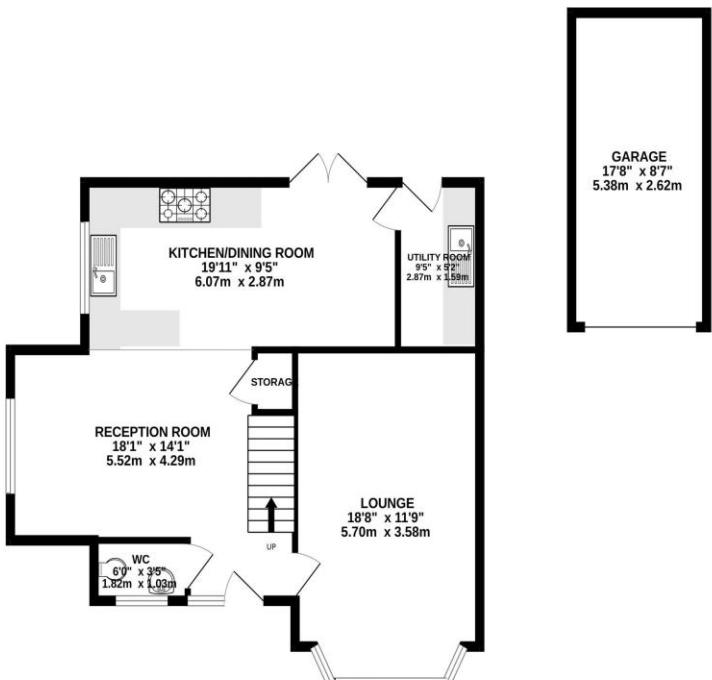




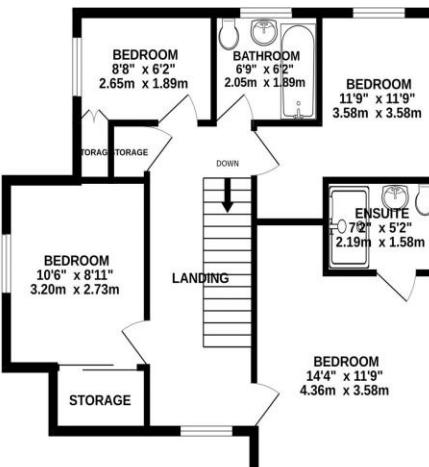
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

76 C      80 C

# TRACY PHILLIPS

## Estates



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Offers In Excess Of £375,000

Lyon Close, Shevington, WN6 8GF

Situated on a corner plot within a very quiet cul-de-sac, this attractive four-bedroom detached family home forms part of a small, modern development built approximately 13 years ago. The estate borders open fields, offering beautiful countryside walks directly from the front door, while Shevington village is within easy walking distance and provides excellent primary and secondary schools, well-regarded colleges, and a range of shops, cafés, and restaurants. The property also enjoys excellent transport links, being just 10 minutes from the M6 and within a 15-minute drive of Wigan town center.

Externally, the property benefits from driveway parking leading to a detached brick-built garage with a pitched roof, currently utilised as a home gym. The welcoming entrance hallway gives access to a convenient ground floor cloakroom fitted with WC and wash hand basin.

The heart of the home is the impressive open-plan kitchen with snug and dining area, featuring two windows to the side elevation and French doors opening directly onto the rear garden. The kitchen is fitted with a range of modern units, a breakfast bar, and integrated appliances including a fridge freezer and dishwasher. A separate utility room provides additional fitted cupboards and a further door to the garden. To the front of the property is a spacious lounge, enhanced by a bay window and feature fireplace.

To the first floor, a galleried landing leads to four well-proportioned bedrooms. The master bedroom is positioned to the front and benefits from fitted wardrobes and an en-suite shower room with shower enclosure, WC, and wash hand basin. Bedroom two is a large double, also to the front, with fitted wardrobes. Bedrooms three and four are located to the rear, with the third being a good-sized double and the fourth a generous single currently used as a study. The family bathroom is fitted with a shower over the bath, WC, and wash hand basin.

Externally, the south-west facing rear garden enjoys a high degree of privacy and is particularly sunny. The garden is mainly laid to lawn with a patio area, outdoor electrical points, and provides an excellent space for outdoor dining and entertaining.

This wonderful home combines a peaceful setting, modern living, and excellent local amenities, making it ideal for families seeking both convenience and countryside surroundings.





