



TRACY PHILLIPS

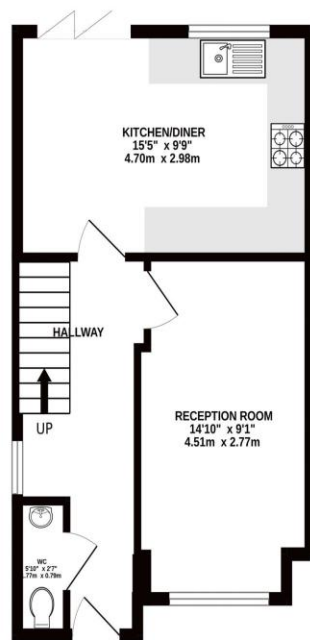
Estates



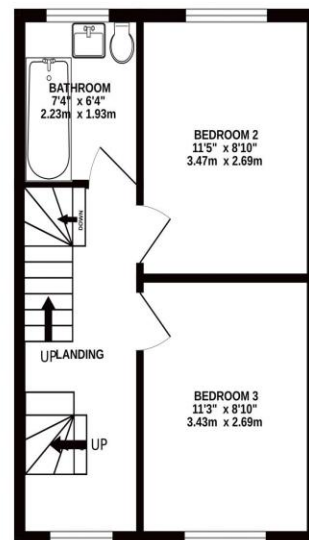
TRACY PHILLIPS

Estates

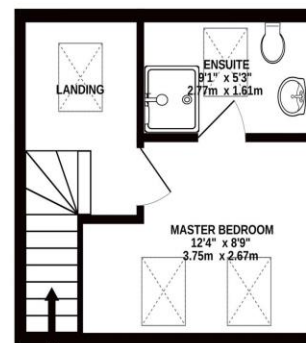
GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £260,000

Garden Nook, Shevington, Wigan WN6 8PR

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A superb opportunity has arisen to purchase a stylish three-bedroom end-of-terrace townhouse, part of an exclusive development of just four contemporary homes tucked away off Gathurst Lane in the ever-popular village of Shevington. Built by a highly regarded local developer, the property combines quality craftsmanship with thoughtful design, finished to a high standard and arranged to maximise light, comfort, and practicality.

This home is beautifully presented across three well-planned floors, offering an ideal layout for modern family living. The ground floor features a welcoming entrance hallway with a useful cloakroom/WC, leading into a generously sized 15-foot lounge, complete with a spindled staircase and an inviting sense of flow. Beyond this, the impressive 15-foot open-plan kitchen and dining area forms the heart of the home. Bathed in natural light from the French doors that open onto the rear garden, it provides a bright, versatile space perfect for everyday family life as well as relaxed entertaining.

On the first floor, the landing is unusually spacious and offers enough room to create a study or reading nook, making it particularly valuable for those who work from home. This level also includes two comfortable double bedrooms along with a modern family bathroom fitted with a classic white suite, including a panelled bath with overhead shower. The entire second floor is dedicated to the master bedroom, creating a peaceful retreat complete with its own contemporary en-suite shower room.

Externally, the property enjoys landscaped gardens to the front and rear, along with driveway parking for two vehicles.

With all the amenities of Shevington close by—including shops, cafés, several well-regarded schools and excellent transport links via the nearby M6—this end-of-terrace townhouse combines convenience, community appeal, and high-quality living in one stylish package.

Viewing is highly recommended to fully appreciate the space and quality on offer.





