



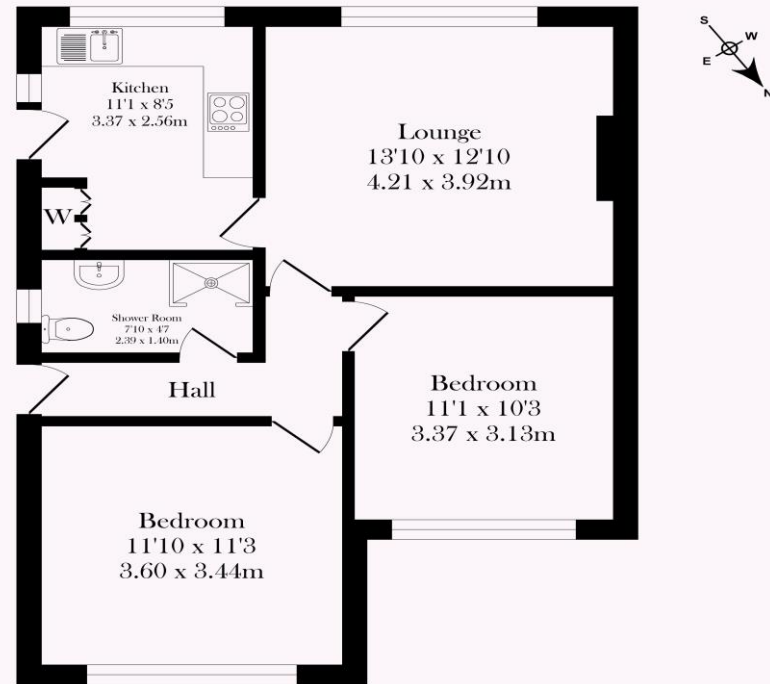
TRACY PHILLIPS

Estates



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Approx. Floor Area 59.4 Sq.M (639 Sq.Ft.)

Total Approx. Floor Area 59.4 Sq.M. (639 Sq.Ft.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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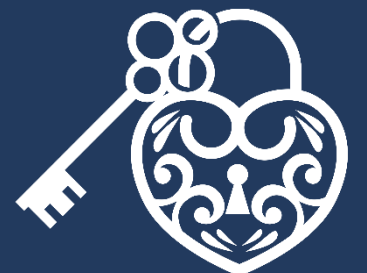
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Asking Price: £180,000

Old Lane, Shevington, WN6 8AS

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Situated in the heart of Shevington, just a short stroll from the village centre and its excellent range of local amenities, this well-presented semi-detached true bungalow is offered for sale with no onward chain and vacant possession. Early viewing is highly recommended to fully appreciate the condition and convenience on offer.

The accommodation briefly comprises a welcoming entrance hall leading through to a spacious rear lounge, featuring a fireplace with an electric fire in an attractive traditional fireplace and access into the kitchen. The kitchen is bright and well-appointed, fitted with a range of wall and base units complemented by contrasting worktops, and includes space for a freestanding cooker and plumbing for a washing machine. There is access via a side door which leads in to the sunny South facing garden. There are two generously sized bedrooms positioned at the front of the property. A modern, purpose-built wet room completes the internal layout, comprising a shower, pedestal wash hand basin, and WC, a clean and practical space.

Externally, the property continues to impress. The front is mainly laid to a substantial paved driveway, providing off-road parking for multiple vehicles. A secure gate gives access to the private rear garden, which is not overlooked and offers a good size South Facing sunny plot.

Ideally located within easy reach of local shops, a post office, and a library, the property also offers excellent transport links, with motorway access just a short drive away - making it perfect for commuters.

This is a fantastic opportunity to acquire a well-maintained bungalow in a highly sought-after village location.



