



TRACY PHILLIPS

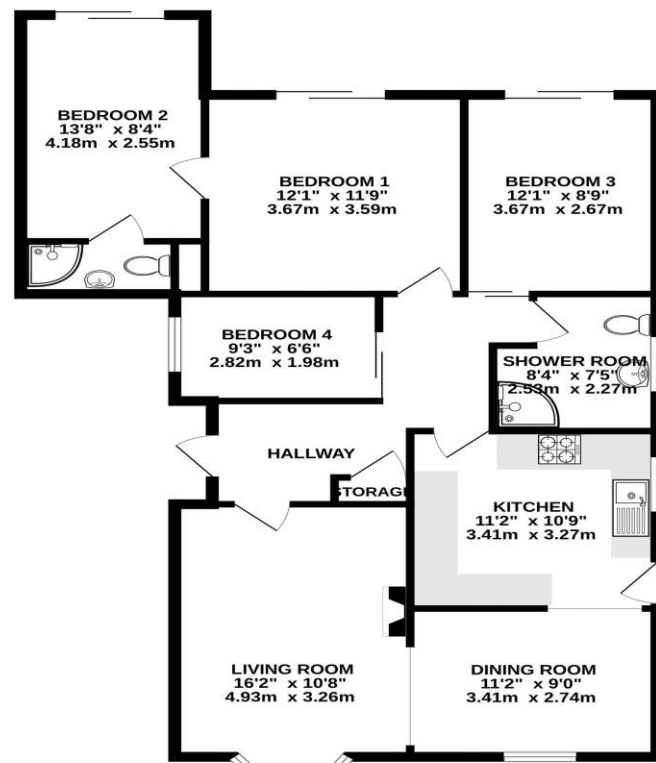
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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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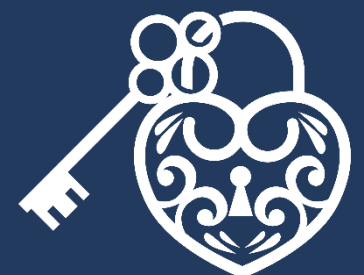
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Asking Price £335,000

Broadlands, Shevington, Wigan WN6 8DH



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Beautifully presented and spacious detached bungalow, offering versatile accommodation together with a lovely south-facing rear garden. The property is positioned behind a generous front garden, which has been newly finished with artificial lawn, and a printed concrete driveway providing ample off-road parking for several vehicles. The roof was renewed approximately two years ago.

The welcoming entrance hallway features wood flooring and a useful storage cupboard. The lounge is positioned to the front of the property and enjoys a large bay window allowing plenty of natural light, together with a gas fireplace. The lounge opens through to the dining area, which also benefits from a front-facing window, and in turn leads into the kitchen.

The kitchen has been refitted in a modern white finish and provides a good range of storage cupboards, together with integrated appliances including a fridge, freezer, dishwasher, washing machine and tumble dryer. There is also a useful storage cupboard and a door providing access to the side of the property.

The master bedroom is a particularly impressive room, positioned to the rear of the bungalow and featuring patio doors opening directly onto the garden. There is also a spacious bedroom off here (currently used as a dressing room) which could equally be used as a home office or study, again benefiting from patio doors overlooking the garden. The bedroom is served by an en-suite shower room with shower, WC and wash hand basin.

The second bedroom is another spacious double and features wood flooring and patio doors opening onto the rear garden. Currently used as a second sitting room, this is a wonderfully versatile space that could easily be used as a bedroom, depending on the purchaser's requirements. The third bedroom is positioned to the side of the property and is a good-sized single bedroom.

The loft is fully boarded, providing excellent additional storage space.

Outside, the secure and private south-facing rear garden is a real highlight. There is a paved patio area, a newly laid artificial lawn and a lovely large polycarbonate veranda, creating the perfect sheltered space for relaxing and enjoying the garden whatever the weather. There is also a shed and a further seating area, making this an ideal garden for entertaining or simply enjoying the sunshine.

The property is offered for sale with no onward chain making this a fantastic opportunity for anyone looking for a spacious and versatile detached bungalow with excellent parking, a beautiful garden and well-presented accommodation.





