



TRACY PHILLIPS

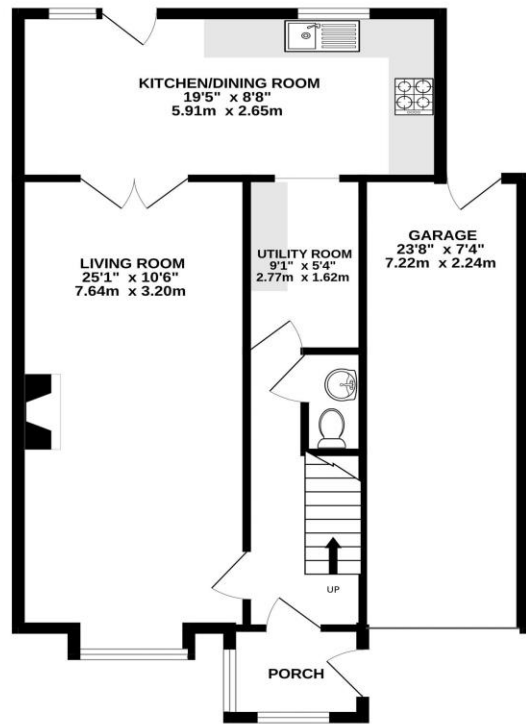
Estates



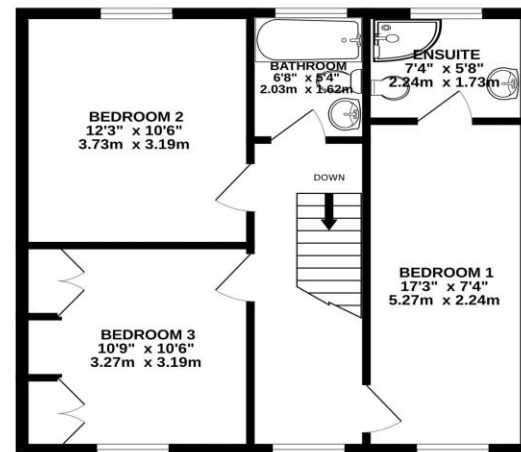
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Estates

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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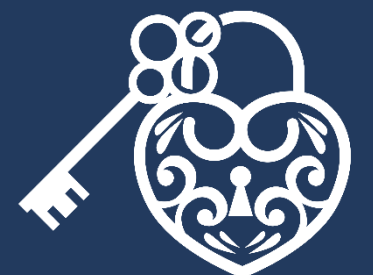
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Offers in the Region Of £300,000

Miles Lane, Shevington WN6 8EB

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Situated in the highly desirable area of Shevington Village, this beautifully presented three-bedroom semi-detached property has recently been taken back to brick and fully renovated to an exceptional standard throughout. The property is tucked away on a quiet residential street whilst remaining within a five-minute walk of local amenities, cafés, and restaurants, with Junction 27 of the M6 just a 10-minute drive away.

The extensive renovation works include a full rewire, brand new central heating system and radiators, full replastering throughout, new flooring, a newly fitted kitchen, and new staircase, creating a stylish and modern home ready to move straight into.

To the front of the property is a block-paved driveway providing off-road parking for several vehicles.

An entrance porch leads into the welcoming hallway, which features newly fitted laminate flooring and an understairs cloakroom complete with WC and wash basin. The lounge is positioned to the front of the property and benefits from laminate flooring, wall and ceiling lighting, and a feature fireplace, creating a warm and inviting living space. Glazed French doors open into the spacious dining kitchen at the rear of the property. This impressive room features laminate flooring and a newly fitted shaker-style kitchen with a range of wall and base units, integrated oven, and gas hob. A Velux roof light allows plenty of natural light to flood the room, while a door provides direct access to the rear garden. There is also a useful utility area fitted with matching cupboards in keeping with the kitchen, along with access to the integral single garage.

To the first floor, the recently fitted family bathroom has been finished to a high standard and comprises a shower, WC, and vanity wash basin. The spacious master bedroom is positioned to the front of the property and benefits from a stylish newly fitted en suite featuring a shower, WC, and vanity wash basin. Bedroom two is a generous double room overlooking the rear garden. Bedroom three is another bright and spacious double bedroom situated to the front of the property and benefits from fitted wardrobes.

To the rear of the property is a secure enclosed garden with a lawned area and patio seating space. There is also a useful and spacious shed providing excellent additional storage with power and lighting. Early viewing is highly recommended to appreciate the presentation, location, and spacious accommodation on offer.

