



TRACY PHILLIPS

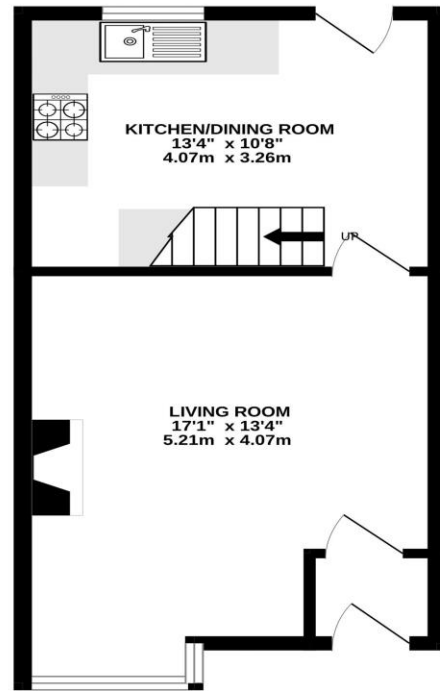
Estates



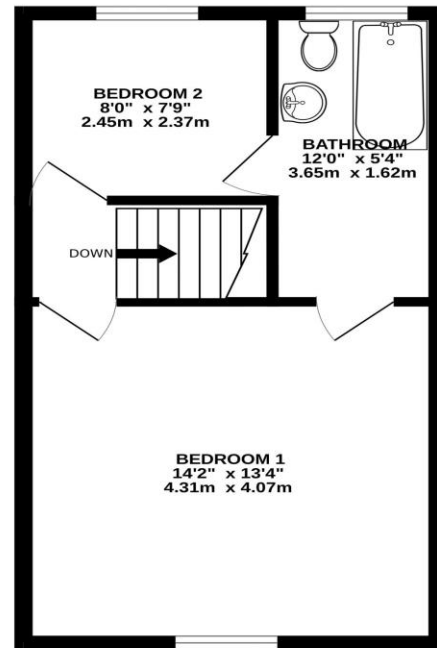
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Estates

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



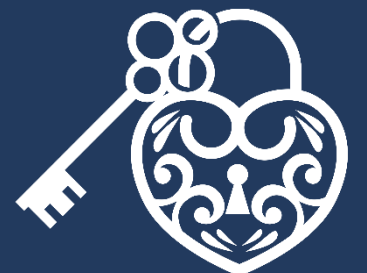
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Asking Price £180,000

Shevington Lane, Shevington, Wigan WN6 8AE



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Located in the sought-after village of Shevington, this charming end-terrace property benefits from a range of local amenities, excellent schools, beautiful countryside walks, and is just a 10-minute drive from the M6, making it ideal for commuters.

To the front of the property is off-road parking provided by a gravel driveway.

An entrance porch leads into a spacious lounge featuring a bay window that fills the room with natural light. To the rear, the generous kitchen diner has been recently fitted with a modern kitchen including an electric hob, oven, dishwasher, washing machine, and fridge. A door opens out onto the impressive rear garden, creating an ideal space for entertaining and family living.

To the first floor, the large master bedroom is positioned at the front of the property and benefits from dual windows and access to a Jack and Jill bathroom comprising a bath with shower over, WC, and wash basin. The second bedroom is a good-sized single room overlooking the rear garden.

Externally, there is side access for bins and storage. The substantial rear garden extends to approximately 190 feet and features a stone-flagged patio area, decking, lawn, mature trees, and an additional garden area beyond.

Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike.



