



# TRACY PHILLIPS

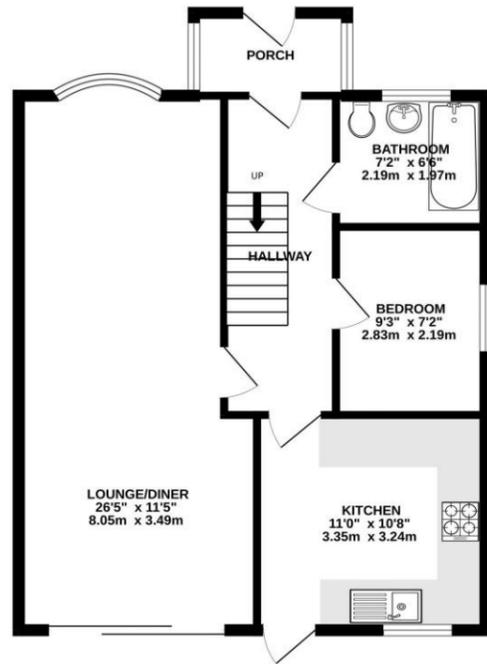
Estates



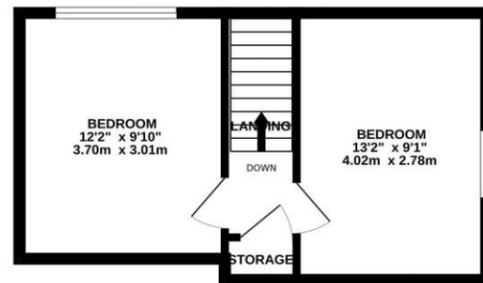
# TRACY PHILLIPS

Estates

GROUND FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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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Asking Price £210,000

Shevington Lane, Shevington, WN6 8BH



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Positioned on a generous plot along one of Shevington's most sought-after addresses, this three-bedroom semi-detached home offers flexible living accommodation extending to approximately 910 sq ft. Ideally suited to a range of buyers, the layout includes a ground floor bedroom, providing excellent versatility for multi-generational living, guests, or a home office.

The accommodation begins with a glazed entrance porch leading into the welcoming hallway. The lounge and open-plan dining space form a bright and welcoming room that runs from the front to the rear of the property. A large picture window to the front elevation fills the space with natural light, while an electric fire creates a cosy focal point. Patio doors lead out to the garden, and there is ample room for both living and dining. The kitchen is located at the rear of the home and is fitted with a classic cream Shaker-style range of units, complemented by integrated eye-level ovens, a gas hob, and an integrated fridge, along with space for a washing machine. A door provides direct access to the garden. A ground floor bedroom, currently used as a playroom, offers flexible accommodation and could easily serve as a bedroom if required. The ground floor is completed by a fully tiled, neutral three-piece bathroom comprising a panelled bath with overhead shower, wash hand basin, and WC.

To the first floor, the two bedrooms are bright and spacious, with the main bedroom benefiting from a range of fitted wardrobes and enjoying long-distance views thanks to the property's elevated position.

Externally, the front garden is edged by lawns, alongside a long driveway that extends down the side of the property through wooden gates to a detached garage at the rear. The rear garden itself is a generous space, featuring a lawn and patio area ideal for outdoor enjoyment.

Shevington village is just a short walk away and provides an excellent range of local amenities, shops, and schools, including Shevington High School, which is within five minutes on foot. The property also benefits from convenient access to motorway and rail networks, while the beautiful Elnup Woods is right on the doorstep.

Offered for sale with no onward chain, early viewing is highly recommended.

