



# TRACY PHILLIPS

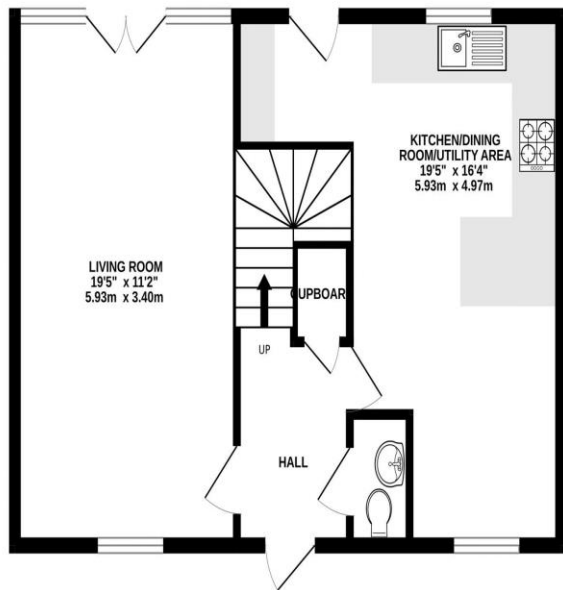
## Estates



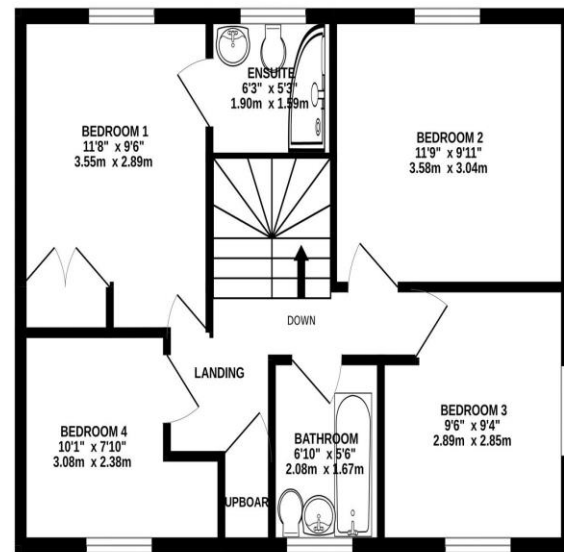
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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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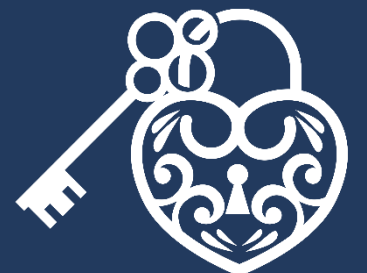
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Offers in Excess of £380,000

Harrington Park, Shevington, WN6 8GD

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Located on a popular and picturesque development within walking distance of the sought-after village of Shevington, and bordered by mature woodland and green open space, this attractive detached home enjoys one of the finest positions on the estate. Occupying a desirable corner plot and overlooking woodland, the property also benefits from a second driveway—ideal for those requiring additional parking. The well-designed floor plan provides generous and versatile family living, centred around a highly desirable open-plan kitchen and dining space, alongside an impressive lounge which spans the full length of the home. French doors open out from the lounge into the attractive, part-walled rear garden, creating a seamless connection between indoor and outdoor living.

The accommodation briefly comprises a welcoming entrance hallway with a returning staircase to the first floor and a useful cloakroom. The spacious lounge is both bright and inviting, leading through to the open-plan dining kitchen, which is fitted with an excellent range of units, including eye-level ovens, integrated fridge freezer and dishwasher, and a central peninsula. The dining area is perfect for family gatherings and entertaining, while a practical laundry room provides additional storage and direct access to the garden. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage and a smart en-suite shower room. A modern family bathroom, complete with panelled bath, wash hand basin, and WC, serves the remaining bedrooms. The landing also provides access to the half-boarded loft space (perfect for storage).

Externally, the property continues to impress. A hedged pathway leads to the central front entrance, while two separate driveways (one leading to the garage) offer ample parking and an EV charger. The rear garden is beautifully arranged, featuring lush lawns, established planting and a generous patio area ideal for outdoor dining and relaxation.

The location is particularly appealing, with Shevington village just a short stroll away, offering a range of independent shops and local amenities. Nearby Elnup Woods and scenic canal-side walks provide excellent outdoor leisure opportunities, while Gathurst railway station offers direct links to Manchester. The M6 motorway is also just a short drive away, ensuring convenient travel further afield.

Viewings of this lovely home, set within a highly desirable development, are highly recommended.





