



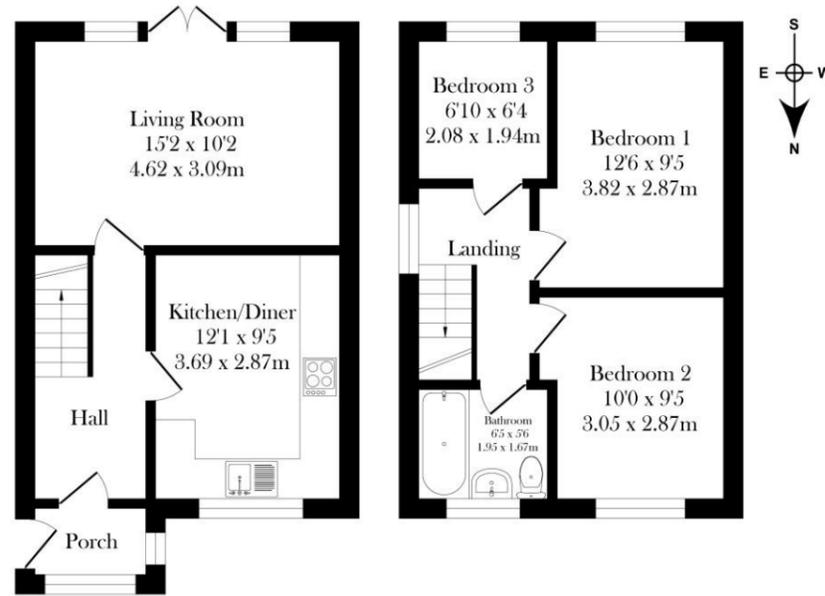
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 33.9 Sq.M
(365 Sq.Ft.)

First Floor
Approx. Floor
Area 32.0 Sq.M
(344 Sq.Ft.)

Total Approx. Floor Area 65.9 Sq.M. (709 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers In Excess Of £210,000

Churchfield, Shevington WN6 8BE

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Positioned at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached home offers a peaceful setting with attractive views.

To the front, the property benefits from a lovely garden and a driveway providing parking for two to three vehicles. There is also scope to extend the driveway further along the side of the property—potentially accommodating additional vehicles or even a caravan.

A newly fitted front door opens into a practical porch, which leads through to a bright and welcoming hallway. The dining kitchen is situated at the front of the property and features a range of wall and base units, including an integrated oven and hob. The space is generously sized, comfortably accommodating a family dining table. To the rear, the lounge is a particularly appealing room, featuring French doors that open onto the garden and offer lovely views over the fields beyond.

On the first floor, there is a modern family bathroom fitted with a shower, WC, and vanity sink, complemented by stylish tiling. The master bedroom is a spacious double located at the rear, enjoying beautiful open views. The second bedroom is a well-proportioned double to the front, while the third bedroom is a single room positioned at the rear.

Externally, the south-facing rear garden is designed for low maintenance, with a combination of gravel and flagged patio areas, alongside mature trees and shrubs. A good-sized garden shed provides useful storage, and the garden enjoys particularly attractive, uninterrupted views over open fields.





