



TRACY PHILLIPS

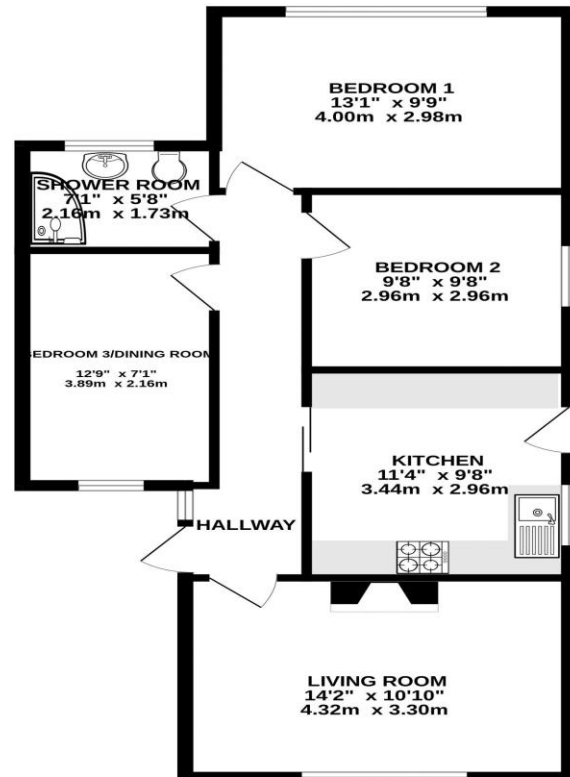
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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 | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



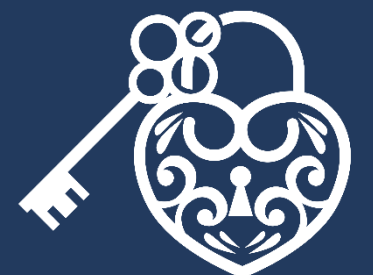
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Asking Price: £240,000

Kilburn Drive, Shevington, Wigan WN6 8BW



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This immaculate three-bedroom semi-detached bungalow is situated in the highly desirable village of Shevington, offering beautiful countryside walks right on the doorstep, along with convenient access to local amenities and eateries. The property is ideally located within a 10-minute drive of Junction 27 of the M6, Gathurst Train Station and Shevington Village. The true bungalow was completely refurbished approximately three years ago to a very high standard including new electrics, kitchen, bathroom and driveway and is in ready to move in to condition.

The home benefits from driveway parking and a single detached garage. Upon entering, you are welcomed into a hallway leading to a bright and inviting lounge at the front of the property, complete with a fireplace. The kitchen has been newly fitted and features an integrated oven and hob, with plumbing in place for both a washing machine and dryer. The master bedroom is a spacious double positioned at the rear, enjoying views over the garden. The second bedroom is also a comfortable double, while the third bedroom is currently utilised as a dining room, offering flexibility of use. The bathroom has been newly updated to a high standard and includes a walk-in wet room style shower, vanity hand basin, and WC.

Externally, the rear garden is designed for low maintenance, featuring a flagged patio area and raised beds.

This property is offered with no onward chain.

