



TRACY PHILLIPS

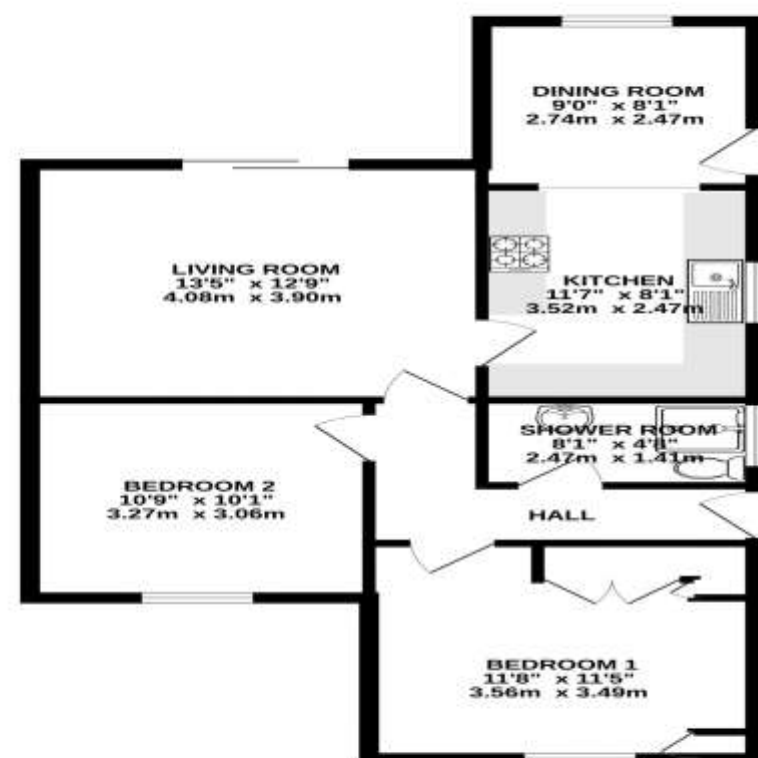
Estates



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Estates

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description 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 situation, appearance and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £185,000

Old Lane, Shevington, Wigan, WN6 8AS



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This well-presented property is situated in the sought-after semi-rural village of Shevington and offers spacious and versatile accommodation, together with a beautiful south-facing rear garden. To the front, the property has a low-maintenance garden, driveway parking and the added benefit of on-street parking.

The welcoming entrance hall provides access to the loft via fixed loft ladders. The loft is boarded, providing useful additional storage, and the property has also recently benefited from a newly fitted boiler. The bathroom has been recently refitted with a stylish suite comprising a large shower, vanity sink unit and WC, complemented by attractive vinyl wall coverings. To the rear of the property is a spacious lounge featuring a gas fireplace and patio doors opening directly onto the garden. The kitchen is fitted with a range of white wall and base units and opens into the extension, which is currently used as a dining room. This provides a lovely additional living space and also benefits from access to the rear garden. The master bedroom is a generous double bedroom positioned to the front of the property and features a range of fitted wardrobes, drawers and a dressing table. The second bedroom is also a particularly good-sized double bedroom.

The rear garden enjoys a southerly aspect and a lovely sense of privacy. It is well established with mature flowers and plants. The garden also includes a greenhouse and a useful shed. To the side of the property is a perspex-covered area, providing a sheltered space where you can step outside and enjoy the garden even when the weather is less favourable.

Located in the popular village of Shevington, the property is ideally placed for those looking for a semi-rural lifestyle, with countryside walks close by, whilst still being within easy reach of a variety of local amenities, cafés, restaurants and everyday facilities. Junction 27 of the M6 is approximately a 10-minute drive away and has local buses to Wigan Town centre. The property is offered for sale with vacant possession, making it an ideal opportunity for those looking to move straight in and make the most of this lovely home.





