



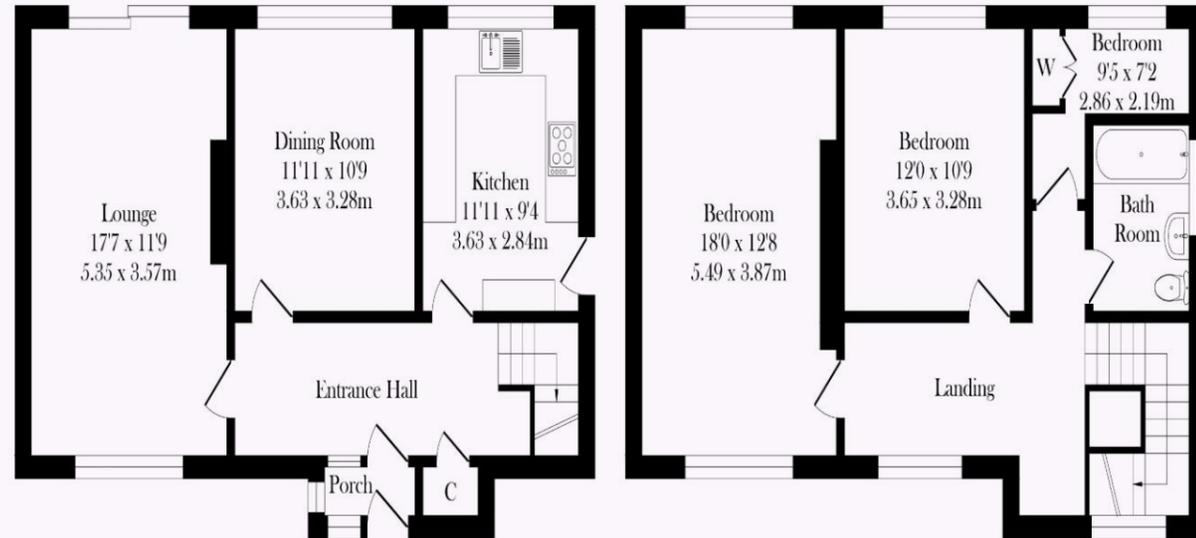
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 57.0 Sq.M  
(614 Sq.Ft.)

First Floor  
Approx. Floor  
Area 57.2 Sq.M  
(616 Sq.Ft.)

**Total Approx. Floor Area 114.2 Sq.M. (1230 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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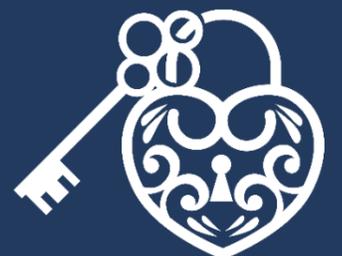
enquiries@tracyphillipsestates.com

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Asking Price: £310,000

Shevington Lane, Shevington

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Occupying a prime location along one of the most desirable lanes in Shevington this individual detached home is a complete one off.

Resting on a large spacious plot with a Westerly facing garden, this detached home extends to approximately 1230 sq ft of accommodation, and whilst it needs a little refurbishment will make a truly stunning family home. The rooms bright and flooded with natural light and the layout provides a lovely flow to the property. The accommodation briefly comprises an enclosed entrance vestibule which leads in to a large hallway which is spacious and bright and features a returning staircase leading to the first floor and a handy cloakroom leading off. The main lounge stretches to the full length of the property and features double windows including sliding doors which lead to the garden. There is also a lovely feature fireplace. There is a separate dining room which also overlooks the lovely rear garden and with far reaching views over towards Ashurst Beacon. The kitchen is positioned also to the rear of the home and provides a range of wall and base units and also access to the side of the home and driveway.

The first floor is centred around an open landing which provides access to the three bedrooms. The master is a mirror of the lounge with two windows and would easily provide space for an additional en suite shower room should one be required. There is a further double bedroom with superb views and a single bedroom to the rear. The traditional family bathroom completes the first floor.

The outside spaces of this property are special. There is a large driveway with excellent off road parking to the front and side of the home leading to an attached car port and further garage. The rear garden is South Westerly facing and filled with natural light. As the property offers an elevated position there are lovely views from the garden terrace and steps leading down to the lawned garden area.

Shevington is a small village, offering a range of shops and facilities, a local park and good schools. There are great transport links for the commuter and a friendly village awaits with beautiful walks in Crooke Woods and along the nearby Leeds/Liverpool canal.

Viewings of this super home, brimming with potential are now welcomed. It is also offered with the benefit of no onward chain.



