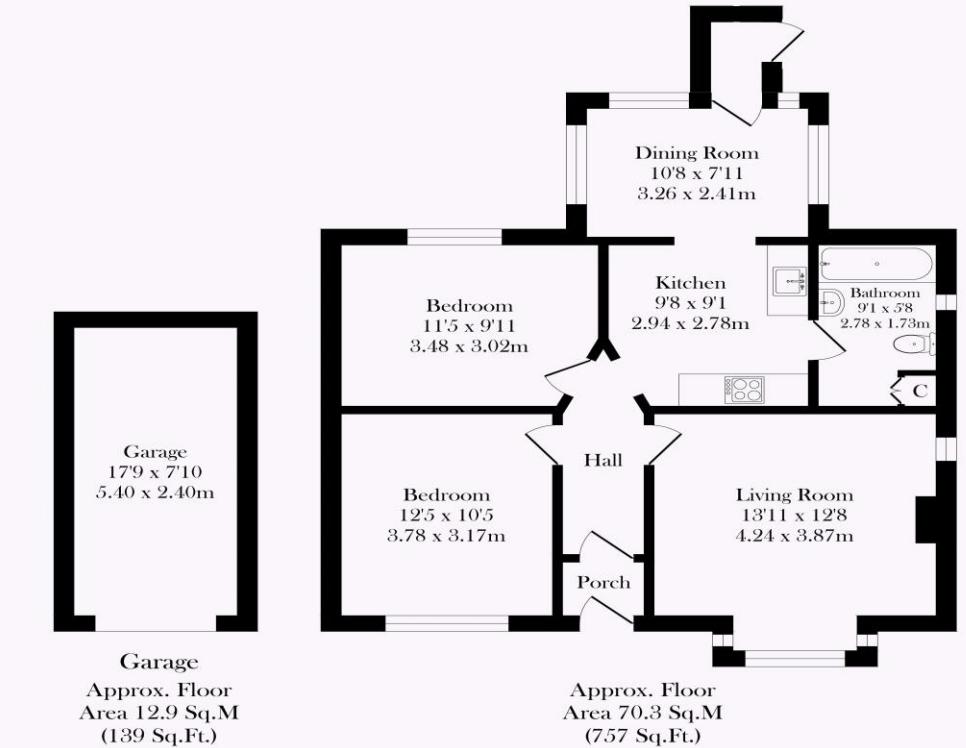




# TRACY PHILLIPS

## Estates



**Total Approx. Floor Area 83.2 Sq.M. (896 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.

TRACY PHILLIPS  
Estates

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## Estates



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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](http://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.

Asking Price: £245,000

Shevington Lane, Shevington



Surrounded by open countryside to three sides, this detached bungalow is ripe for any client who wishes to complete a refurbishment property resulting in a potentially fantastic home resting on a superb plot, and to design a home of their choice with lots of room to extend (subject to any necessary planning consents). Mature gardens surround the true bungalow which has been in the same family for many years, and the traditional double fronted property rests along one of Shevington's most desirable lanes with easy motorway access.

Although the property does require full refurbishment, the accommodation currently comprises an entrance hallway which leads through the home and into the front facing lounge which currently features an open fire set in a stone surround and two windows including a Southerly facing bay. There are two bedrooms at the property, one to the front and the second to the rear, which enjoys views over the rear garden. The kitchen with additional dining area is a sociable space and is fitted with units and lots of windows which overlook the beautiful gardens, which extend to circa one third of an acre. There is a family bathroom suite to complete the accommodation and a separate detached garage and ample parking to the front driveway.

The real joy in this property are the gardens which extend to approximately one third of an acre. Having been fully stocked over many years, the gardens feature a range of mature planting shrubs and trees. The gardens wrap around the home and are extensive, particularly to the rear. There are lawned areas, a greenhouse and pond.

Located approximately equal distance between the villages of Shevington and Standish, the property provides easy access to both villages which feature an excellent range of facilities. There are great schools nearby, with Shevington High School within walking distance, whilst the motorway junction is a short two-minute drive.

Viewings of this property, which is available with no onward chain and vacant possession, are now invited via our office.

