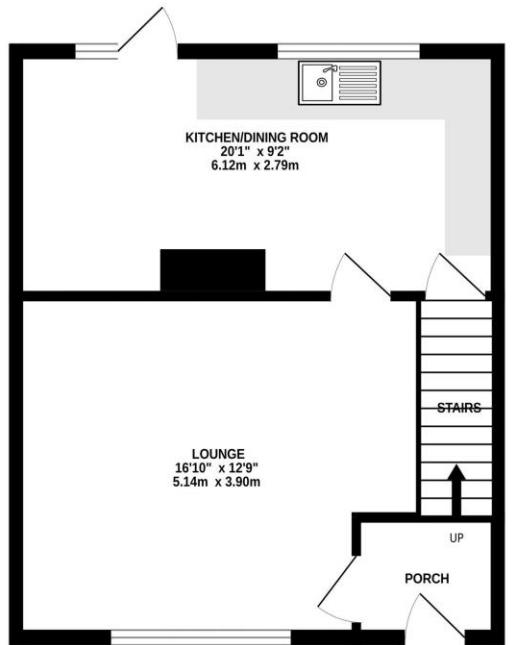




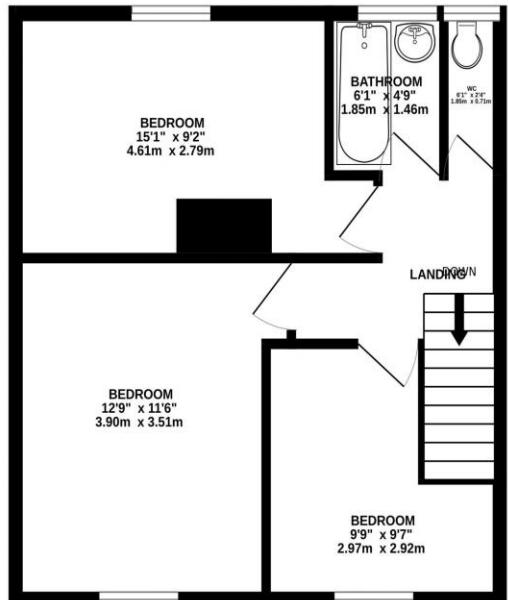
TRACY PHILLIPS

Estates

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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.
Made with Metropix ©2025



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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.

TRACY PHILLIPS

Estates



Offers in Excess of £130,000

St. Annes Drive, Shevington, WN6 8HQ



This mid terraced property is generously sized with accommodation extending to 870 sq. feet and has mature gardens to both the front and rear.

Internally, the living accommodation is arranged over two floors and briefly comprises an entrance hallway with staircase leading to the first floor, lounge with gas fire in a feature fireplace and a light and bright dining kitchen to the rear. The kitchen area is fitted with a wide range of wall and base units and there is an extractor hood over the gas hob and oven below. There is space for a fridge freezer and washing machine and ample room for a dining table. A uPVC door leads out to the rear garden area. To the first floor, there are three good-sized bedrooms, a bathroom comprising a bath and wash hand basin and a separate w.c. room.

Externally, the pleasant lawned front garden is protected by a fence and a wrought iron gate. A path leads to the front entrance door. To the rear, the garden is a good size and has a patio area and a lawned area. There are double gates from the rear which provide access to a carport, ideal for off-road parking. There is also a detached garage, perfect for storage.

The property is located in the popular village of Shevington and has the convenience of being situated within easy reach of local amenities including shops, a post office and a library. For the commuter, the motorway network is just a short drive.

Early viewings are essential on this property which is offered for sale chain free.





