



# TRACY PHILLIPS

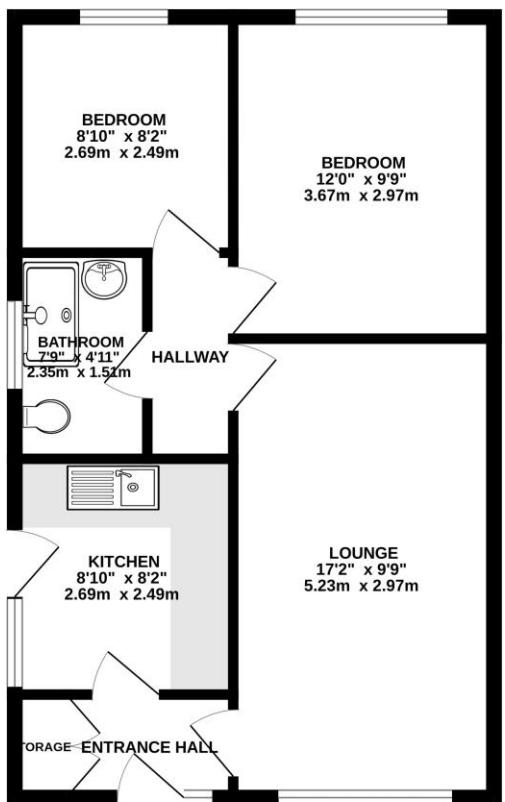
## Estates



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GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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Asking Price £169,950

Chisacre Drive, Wigan WN6 8ER



Nestled in a lovely position with a field to the side, this charming 2-bedroom semi-detached bungalow offers a peaceful setting combined with convenient access to local amenities and transport links. With a long driveway, well-maintained gardens, and no onward chain, this property is ideal for those looking to downsize or for a first-time buy. The entrance hallway welcomes you into the home, leading to a bright and airy lounge at the front of the property. The lounge features a modern electric fireplace, creating a cosy focal point for relaxation. The fitted kitchen offers practical storage and workspace, with a door providing side access to the house—ideal for bringing in groceries or garden access. The bathroom is fitted with a walk-in shower, vanity sink unit, and WC, combining practicality and comfort. The master bedroom at the rear of the property is a generous double, offering tranquil garden views. The second bedroom is a good-sized single, perfect as a guest room, home office, or hobby space. To the rear is a beautifully maintained garden, featuring well-chosen shrubs and flowers, offering a delightful space for outdoor enjoyment and gardening enthusiasts. The graveled front garden is framed by a neat hedge and mature shrubs, enhancing the property's kerb appeal. Situated in the sought-after Shevington Village, this property enjoys the best of both worlds—lovely countryside walks right on your doorstep and convenient access to local amenities, including shops, cafés, schools, and restaurants. The M6 (Junction 27) is just a 10-minute drive away, and Appley Bridge train station offers excellent public transport links. This delightful bungalow is ready to move into and offers a fantastic opportunity to enjoy a relaxed and convenient lifestyle in a popular location.



