



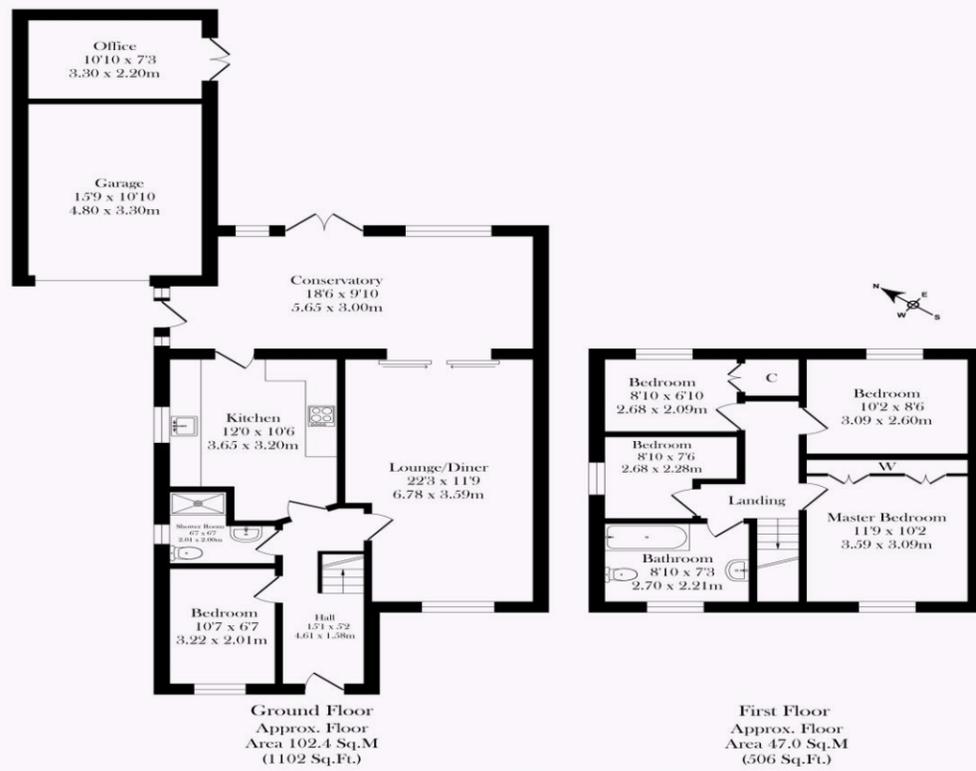
# TRACY PHILLIPS

*Estates*



# TRACY PHILLIPS

*Estates*



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.



01257 422228

enquiries@tracyphillipstates.com

tracyphillipstates.com

Asking Price: £260,000

Coach House Drive, Shevington, Wigan  
WN6 8AU

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.



A charming and generously proportioned four/ five bedroom semi-detached house, extending to approximately 1,608 sq ft, ideally situated within a peaceful cul-de-sac in the highly desirable village of Shevington. This attractive home offers versatile and well-balanced living accommodation, perfectly suited to modern family life.

Shevington is highly regarded for its excellent range of local shops and amenities, well-respected primary and secondary schools, and superb transport connections, including convenient access to the M6 motorway for commuting to Manchester, Liverpool, and Preston.

The property is entered via a welcoming entrance hallway leading into a spacious open-plan lounge, which flows seamlessly into the dining area, creating a warm and inviting living space. A large picture window to the front elevation floods the room with natural light, while patio doors open into a rear conservatory—an ideal spot to relax and enjoy views of the garden.

The farmhouse-style kitchen is fitted with a range of classic shaker-style wall and base units complemented by laminated work surfaces. It offers space for a dishwasher, fridge freezer and washing machine, along with high-level ovens for added convenience.

The ground floor also benefits from an additional reception room, which could serve as a fifth bedroom or home office, together with a modern shower room comprising a shower enclosure, wash basin and WC.

To the first floor, there are four well-proportioned bedrooms and a family bathroom fitted with a three-piece suite, including a bath with overhead shower, WC and wash basin.

Externally, the property enjoys a quiet position on this popular development. A block-paved driveway provides ample off-road parking and leads to the garage, which has been partially converted to create a dedicated home office or workspace complete with electricity. The private rear garden is mainly laid to lawn, offering a pleasant outdoor space for families and entertaining.

This delightful home successfully combines space, flexibility and an enviable location, presenting an excellent opportunity for a wide range of buyers.





