



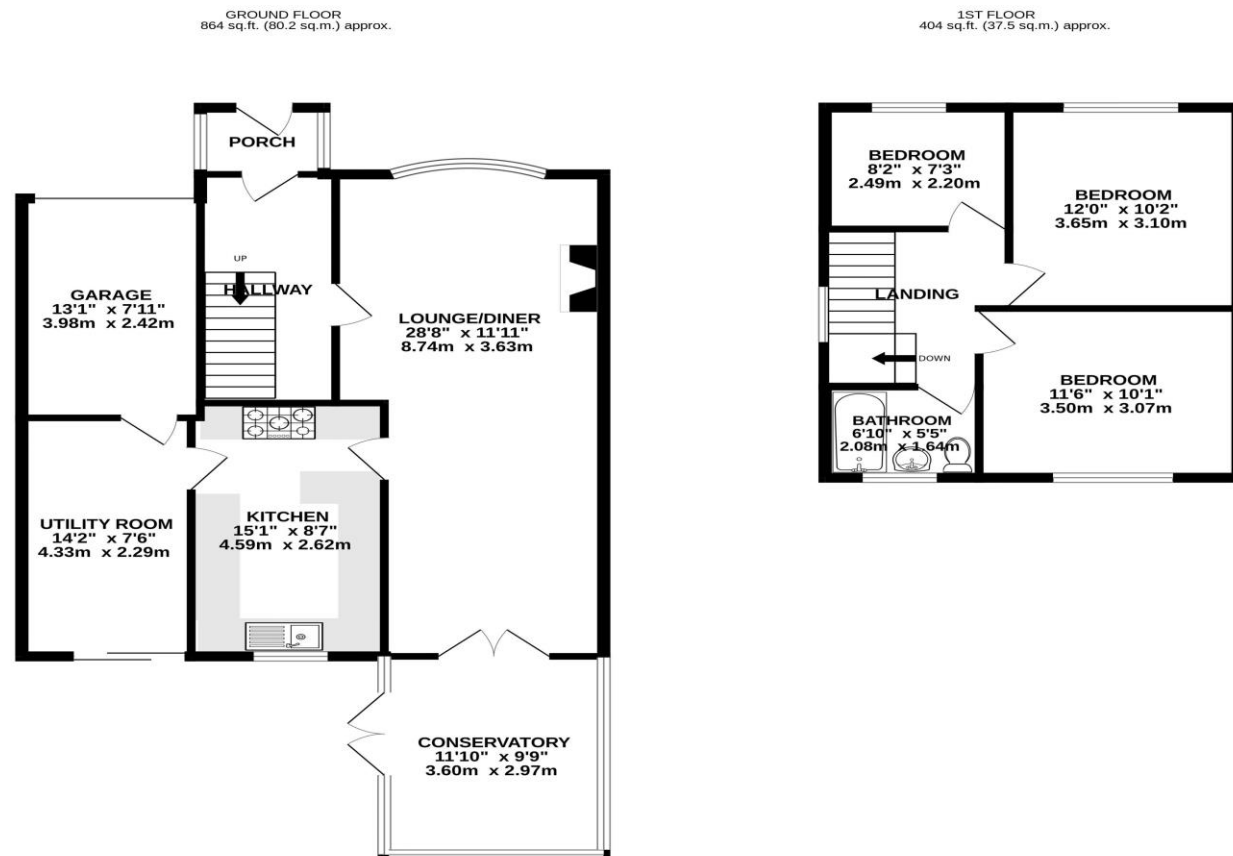
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1268 sq.ft. (117.8 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



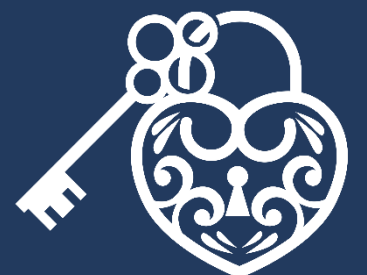
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Asking Price: £230,000

Edgewood, Shevington, Wigan WN6 8HR



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Situated within this consistently popular development, this three-bedroom semi-detached home offers approximately 1,268 sq ft of well-planned living accommodation in the highly desirable village of Shevington. The area is renowned for its picturesque countryside, with Elnup Woods and the canalside just a short distance away, while families are particularly well catered for with outstanding local schools, excellent transport links, the M6 motorway nearby and a local train station within walking distance. The property is ideal for a growing family looking to move up the property ladder or a first-time buyer and boasts a number of notable features. These include a generously sized and attractive rear garden with a pleasant open aspect and excellent privacy, a spacious open-plan lounge and dining area, conservatory, modern kitchen and a separate utility room.

Accommodation is accessed via a glazed entrance porch leading into the welcoming hallway, with a staircase rising to the first floor. The impressive lounge/diner enjoys a large picture window to the front, flooding the room with natural light, and is centred around a charming wood-burning stove. This space flows seamlessly into the conservatory, which overlooks and provides access to the rear garden. The kitchen is fitted with a range of stylish modern wall and base units with contrasting work surfaces and leads through to the well-proportioned utility room, which houses laundry facilities, provides space for an American-style fridge/freezer and offers internal access to the garage. To the first floor are three bedrooms, with the principal bedroom benefitting from built-in storage, along with a family bathroom fitted with an attractive three-piece suite comprising a WC, vanity wash hand basin and a large walk-in shower, complemented by stylish tiling.

Externally, the property enjoys lawned gardens to both the front and rear, with the rear garden providing a safe and secure space ideal for children or pets, whilst also offering a high degree of privacy. Off-road parking is available via the driveway, which leads to the integral garage.

Located on a quiet cul-de-sac, this delightful home is now available for viewings and early inspection is highly recommended.





