



TRACY PHILLIPS

Estates



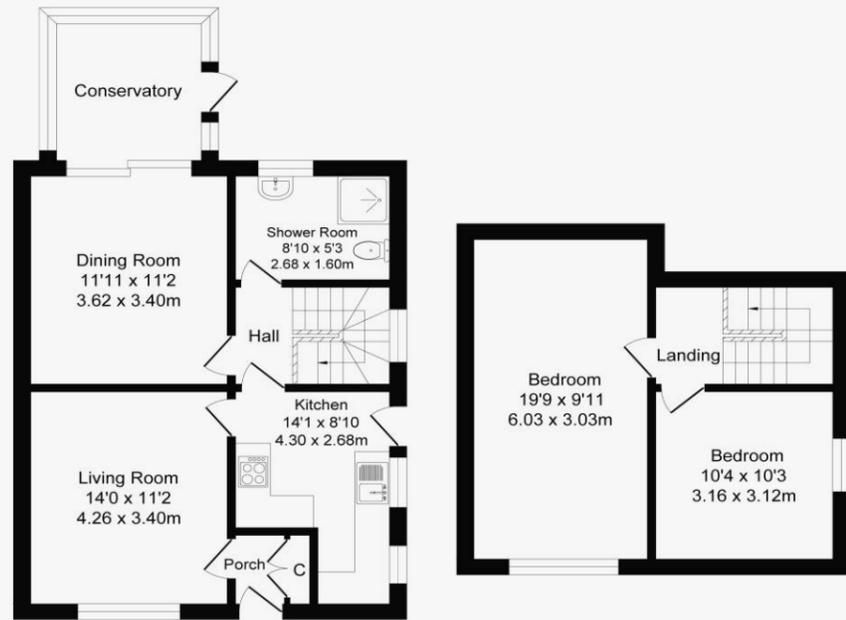
TRACY PHILLIPS

Estates

Shevington Lane

Total Approx. Floor Area 988 Sq.ft. (91.8 Sq.M.)

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.



Ground Floor
 Approx. Floor Area 617 Sq.Ft (57.3 Sq.M.)

First Floor
 Approx. Floor Area 371 Sq.Ft (34.5 Sq.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £160,000

Shevington Lane, Shevington



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Positioned on a large plot, this two bedroom semi-detached property is situated in the desirable area of Shevington. The property does need refurbishment which is reflected in the asking price and it is sure to be of interest to investors or somebody looking for a project and viewings are now welcomed.

The accommodation extends to 998 sq. feet and briefly comprises an entrance porch with a door leading to the lounge which is a bright room with a large picture window to the front and an electric fire. The kitchen is also located at the front of the home and is fitted with a range of wall and base units. A door leads to an inner hall which provides access to the dining room and wet room, and also the staircase to the first floor is found here. The dining room is a good-sized space and leads to the conservatory. The wet room comprises a w.c, wash hand basin, a wall-mounted electric shower and a shower seat.

To the first floor, you will find two good-sized bedrooms with the master bedroom being 19'9 in length. Externally, the property has a front garden which has been paved for easy maintenance and a long driveway which leads down the side of the property, through wrought iron gates, to the detached garage located at the rear. The rear garden is a good-sized area and features a lawn and patio area.

Shevington village is within a short walk and offers a great range of amenities including shops, schools (Shevington High School is also within a five minute walk) and there is excellent access to both the motorway and rail network both on hand. Elnup Woods is also on the property's doorstep.

This property is offered for sale with no chain and early viewing is essential.



