

46, Grove Place, Standish , WN6 0EP



## 46, Grove Place, Standish , WN6 0EP

*Deceptively spacious three bed mid-mews style home located in the heart of Standish village.*



- Outstanding mid-mews style property
- Open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to schools and amenities
- Great sized reception rooms
- Three good sized bedrooms
- Front and rear gardens / parking
- 1037 SQ. FT.

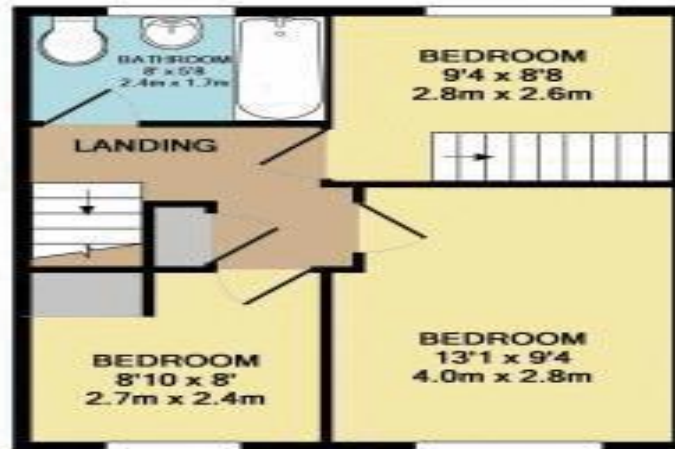
This is a fantastic opportunity to purchase a deceptively spacious three bed mid-mews style property located in the heart of Standish village. Grove Place would make a fantastic first-time buyers' property or an excellent family home giving its proximity to a range of local schools for all ages, village amenities, public transport links and several major motorway networks. Internally the property has been finished to a good standard with the accommodation briefly comprising of entrance hallway with large home office space, great sized lounge / sitting room located to the front and then an open plan kitchen / dining room located to the rear of the property with the kitchen offering a range of wall, base and drawer units along with double doors leading out onto the gardens. Up on the first floor the centrally located landing area opens to give access to two good sized double bedrooms, third single bedroom and then a family bathroom with shower over bath. There is also the loft which makes an ideal storage area. To the front of the property there is a gated landscaped garden area with parking to the front. To the rear there is a private and enclosed garden with a patio area and a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the deceptive size, great finish and amazing location.







GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)



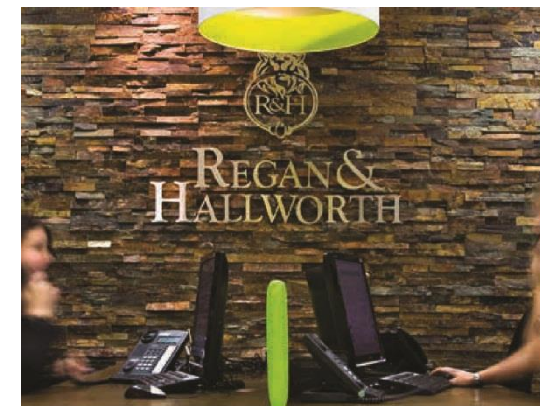
1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)



LOFT ROOM  
APPROX. FLOOR  
AREA 194 SQ.FT.  
(18.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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