

FOR SALE

12, Ludlow Street, Standish, WN6 0QN



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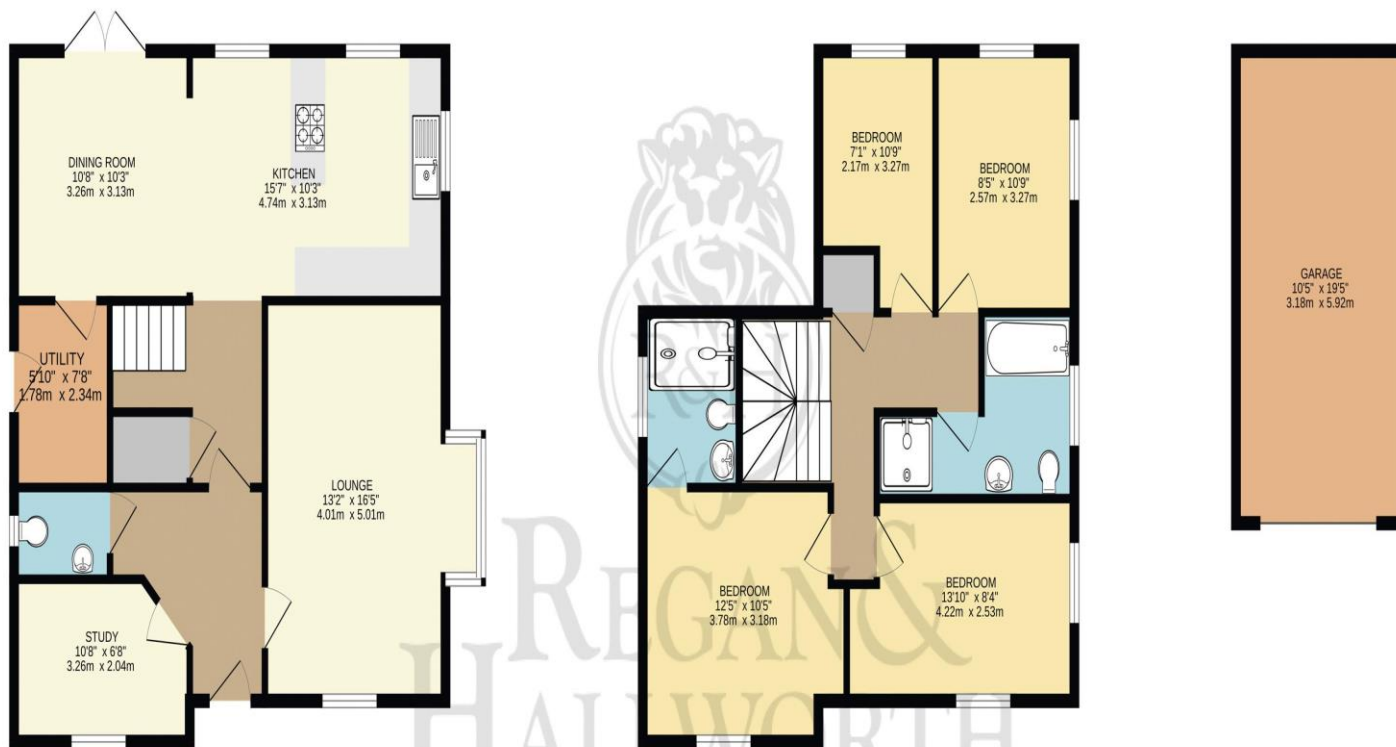
Stunning, executive detached family home with superb plot and lovely aspect.



- Stunning executive detached home
- Sleek, high spec living kitchen
- Impeccably presented
- Quality landscaped gardens
- 4 bedrooms / 3 reception rooms
- Superior open plan design
- Choice position on development
- 1537 SQFT

Resting within what is comfortably one of the best spots on this highly coveted new development in Standish & enjoying a lovely setting alongside a pretty parcel of land & with no houses directly behind either - this immaculate, executive detached family home is brimming with eye-catching kerb appeal & totals a generous 1537 square feet of living space that must be viewed to be fully appreciated. Offering light contemporary interiors and impeccable presentation coupled with a well designed layout that incorporates a flowing open plan design, the property is set across two floors & in brief comprises; a main entrance hallway with wc / cloaks, a super home office / study, beautiful main lounge with feature bay window, plus the smart, open plan fitted kitchen diner to the rear. The stunning living kitchen itself runs the width of the property & is finished with quartz worktops & breakfast bar, low spot lighting, quality LVT flooring plus a range of Bosch integrated appliances. There is also a smart vaulted ceiling dining area with Velux windows & French Doors that open out onto the garden. Beyond the kitchen is a useful utility of similar quality with quartz tops too. Upstairs, there are four well proportioned bedrooms, with the impressive master bedroom boasting its own fitted wardrobe & contemporary en-suite, plus there is a very spacious 4-piece family bathroom suite. Externally, the gardens & plot here are a key feature of the property, with the home resting on an excellent plot which is much larger than average when compared to other properties & enjoys a sunny westerly facing aspect to the rear & therefore lots of late summer sun. Our clients have landscaped the rear finishing with a generous Indian Stone patio. To the front the home rests just off the main development on a private little road yet enjoys notable privacy and the feeling of space. There is a driveway for off road parking and access to the spacious garage (which itself offers potential for garden office / gym etc). Locally, the home rests close to the M6 motorway, plus the centre of Standish is within easy reach, as are the area's excellent schools. Viewings are highly recommended on this stunning home.

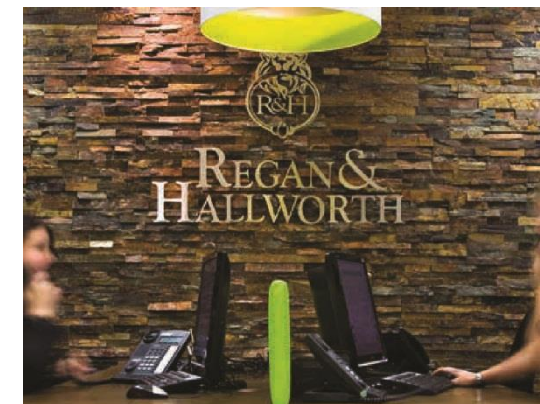




The Professional Estate Agents

TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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