



Almond Green Avenue, Standish, WN6 0ZG

£294,995

STUNNING 3-BED DETACHED HOME IN STANDISH! PART OF A COMPLETE CHAIN – MOVE IN HASSLE-FREE! MODERN OPEN-PLAN KITCHEN/DINER WITH FRENCH DOORS TO TURFED GARDEN, SNUG LIVING ROOM, ENSUITE MASTER, UTILITY ROOM, DRIVEWAY, AND GARAGE. FREEHOLD – NOT TO BE MISSED! BOOK YOUR VIEWING TODAY!



37 Almond Green Avenue, Standish, WN6 0ZG

Located in the sought-after Almond Green Avenue in Standish, this modern 3-bedroom detached Yarkhill style home by Bloor Homes offers a perfect blend of stylish design and practical family living. The property is part of a complete chain, making the purchasing process straightforward and stress-free.

The ground floor features a spacious open-plan kitchen and dining area, with elegant French doors leading to the turfed rear garden, creating a perfect indoor-outdoor flow. A separate utility room adds extra convenience, while the snug living room offers a comfortable space for relaxation. Upstairs, the master bedroom boasts a private ensuite, with two further bedrooms and a family bathroom providing ample space for the family or guests.

Externally, the property benefits from a tarmac driveway to the side, leading to a single garage, offering off-street parking and storage. As a freehold property, there are no leasehold concerns, with any anticipated management charges to be confirmed upon site completion, expected in September. The property falls under Council Tax Band D and is located in a popular residential area close to local amenities and excellent transport links.

Hallway 16'4" x 6'6" (5.0 x 2.0)

Access to the living room, Kitchen / Diner and W/C

Living room 13'9" x 10'9" (4.2 x 3.3)

Modern finish living room - Window to the front

W/C 5'2" x 2'7" (1.6 x 0.8)

2 piece W/C

Kitchen / Diner 17'8" x 11'5" (5.4 x 3.5)

Modern fitted appliances - french doors to the rear garden

Landing 11'9" x 4'3" (3.6 x 1.3)

Master Bedroom 11'1" x 8'10" (3.4 x 2.7)

Window to the front, carpeted floors, fitted wardrobes, double glazed windows - access to the ensuite

Ensuite 8'2" x (2.5 x)

3 piece ensuite

Bedroom 2 9'10" x 9'6" (3.0 x 2.9)

Rear of the property - double glazed windows, carpeted floors

Bedroom 3 9'6" x 7'6" (2.9 x 2.3)

Rear of the property - double glazed windows, carpeted floors





