



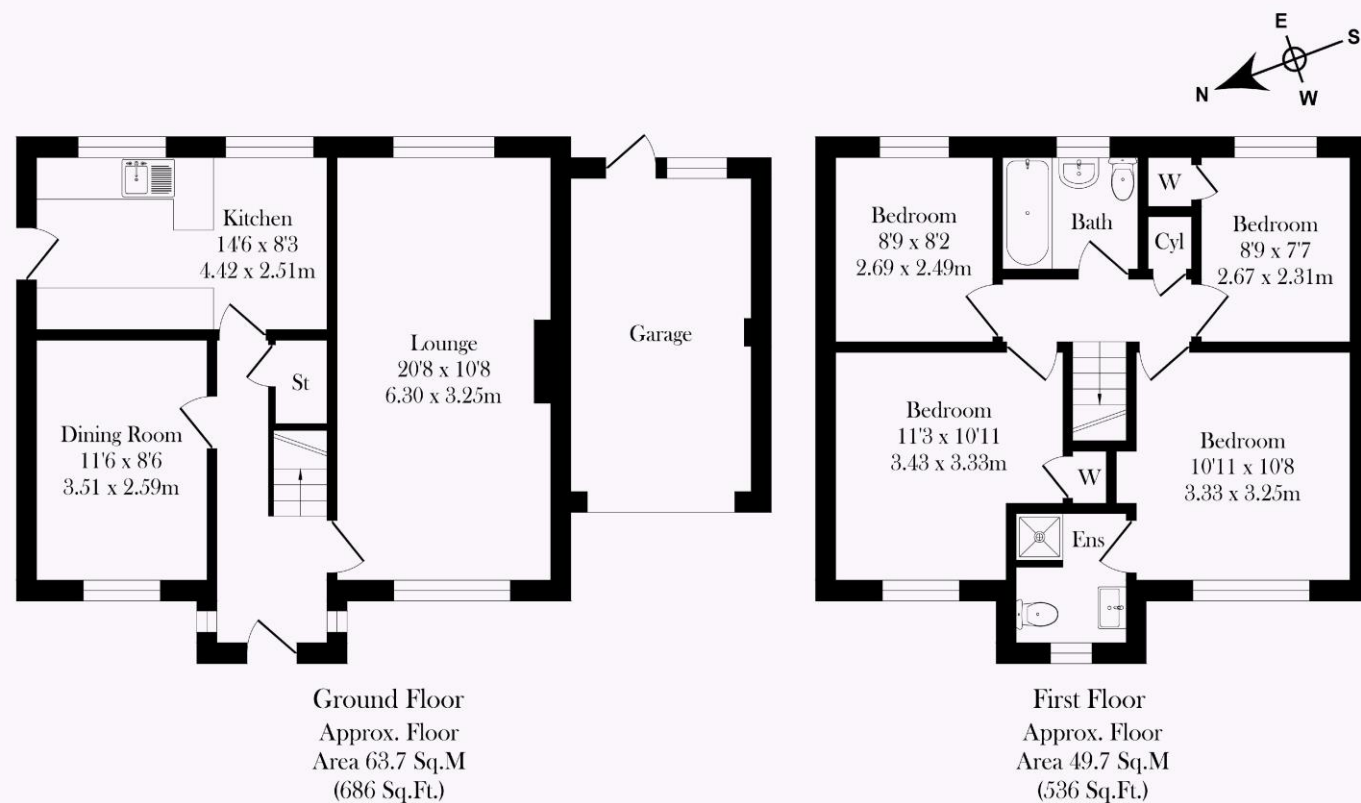
# TRACY PHILLIPS

## Estates



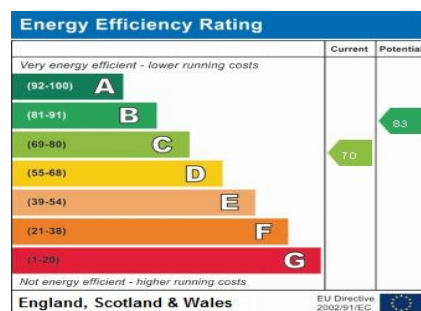
# TRACY PHILLIPS

## Estates



Total Approx. Floor Area 133.4 Sq.M. (1222 Sq.Ft.)

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Asking Price: £320,000

Greensward Close, Standish



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Tracy Phillips Estates are delighted to present this impressively spacious and beautifully cared for four-bedroom detached family home located in the prime location of Shevington Moor. This well-appointed family home is conveniently located close to the centre of Standish, local schools and shops and is ideally situated for transport and commuter links.

The accommodation briefly comprises of an entrance hall which leads into the pretty dining room, which is accessed to the left of the home, and featuring a front facing double glazed window. The bright living room opens to the right; the living room features a front facing double glazed window and sliding doors leading into the private rear garden and lovely feature fireplace. The tasteful fitted modern kitchen includes a Range cooker with overhead extractor hood, integrated fridge and freezer, dishwasher and comprises rear facing double glazed windows and access into the garden. The kitchen is also highlighted with inset lighting and basket storage.

To the first floor, there are four well-proportioned family bedrooms. Bedrooms one and two feature excellent fitted storage, with bedroom three also offering a walk-in store. Bedroom four is currently used as a dressing room. The master bedroom also features a modern shower room with wall hung basin, corner shower unit and w.c. The room is finished with marble effect shower panels. The property is served by a modern fitted family bathroom, complete with low flush W.C, wash hand basin and P shaped shower/bath with a shower over.

Externally, the property rests on a super plot with a large concrete set driveway leading to the attached garage positioned at the side of the home which features lighting and power. The rear garden is a fantastic size, is not overlooked and provides a good space for the summer months.

This property presents a great opportunity to acquire an attractive four-bedroom family home in a popular residential area, internal inspection is highly advised to fully appreciate all that is on offer in this magnificent family home.

Viewing is highly recommended of this lovely family home.









