



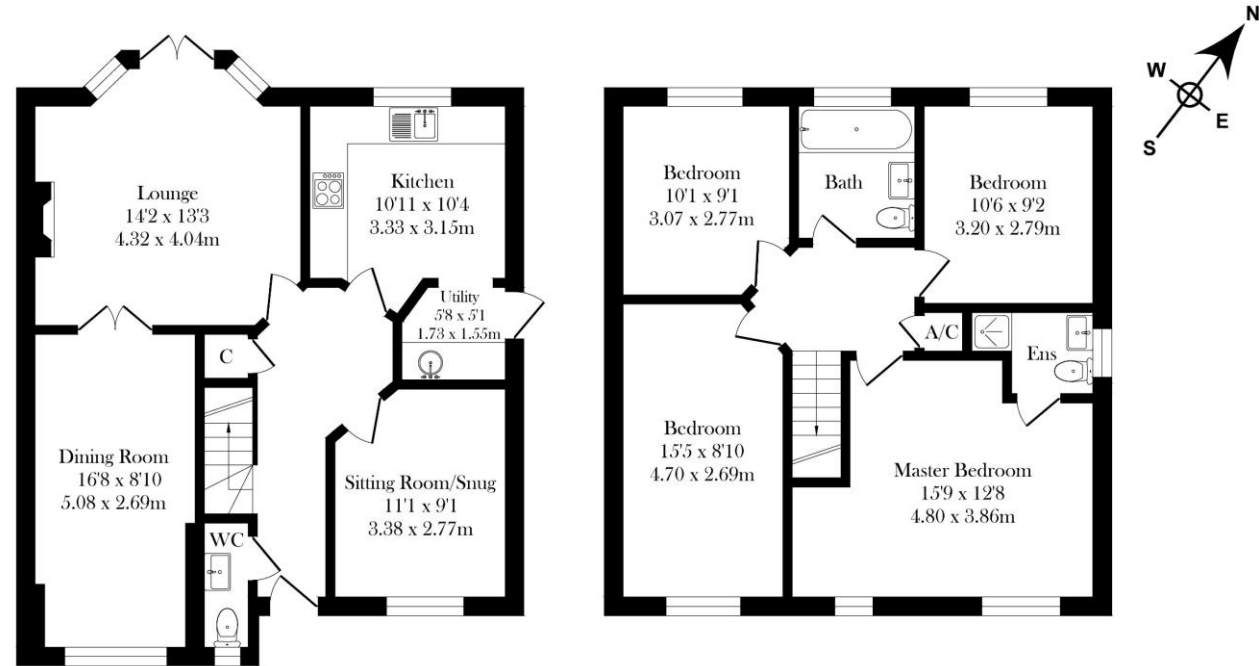
# TRACY PHILLIPS

## Estates



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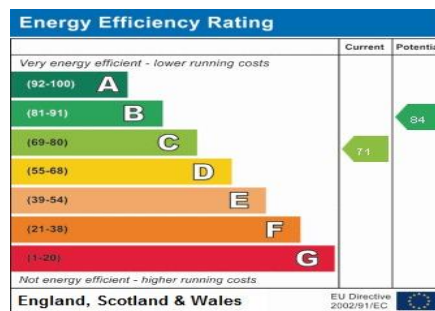


Ground Floor  
Approx. Floor  
Area 64.9 Sq.M  
(699 Sq.Ft.)

First Floor  
Approx. Floor  
Area 60.9 Sq.M  
(656 Sq.Ft.)

**Total Approx. Floor Area 125.8 Sq.M. (1355 Sq.Ft.)**

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.



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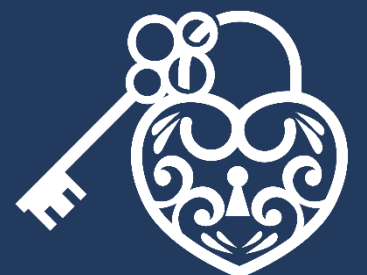
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Asking Price: £395,000

Iredale Crescent, Standish

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This stunning four-bedroom modern detached home occupies a lovely position within the cul de sac, on this highly desirable residential development built by 'Wainhomes'. The property is located within close proximity of Standish's bustling historic town centre, an area which has seen a consistent demand for housing due to the excellent local schools. With the town boasting four outstanding primary schools and an outstanding secondary school within a very short distance, convenient access to the motorway and railway network, with Manchester and Liverpool being a short journey away.

The property is in beautiful condition throughout and affords just over 1350 square feet of living space, finished to a high standard internally, the practical floor plan is just perfect for modern day family living. Highlights of the property include reception hallway, two-piece cloaks/wc, a generous sized lounge with views over the immaculate garden, superb feature fireplace and French doors leading to the garden to the rear. The kitchen is fitted with a comprehensive array of high gloss units in cream and affords integrated appliances, polished floor tiles and access into the handy utility room. The ground floor is completed by a separate dining room leading from the lounge, and a further sitting room which could work equally as a playroom or home office. The first-floor accommodation provides four excellent sized bedrooms, with the master bedroom enjoying two windows flooding the room with light and an attractive en-suite shower room, and a recently refitted main family bathroom with a beautiful pebble shaped bath, vanity wash hand basin and w.c. A heated towel rail and neutral tiling completes the look. Both bathrooms have been improved with modern suites, contemporary tiling and complete the modern, tasteful interior of this lovely home.

Externally, there are gardens to the front and rear together with ample driveway parking to the front of the home. The rear garden has recently been beautifully landscaped to include well-maintained artificial lawns, borders, and a large patio area ideal for outdoor dining, particularly in the summer months. There has also been a recently added work from home outbuilding complete with electricity.

Other benefits of this wonderful home include gas central heating, double glazing and recently installed soffits, fascia boards and security lighting (2021). The property resides on a good-sized plot in a particularly pleasant spot on this hugely popular development.





