



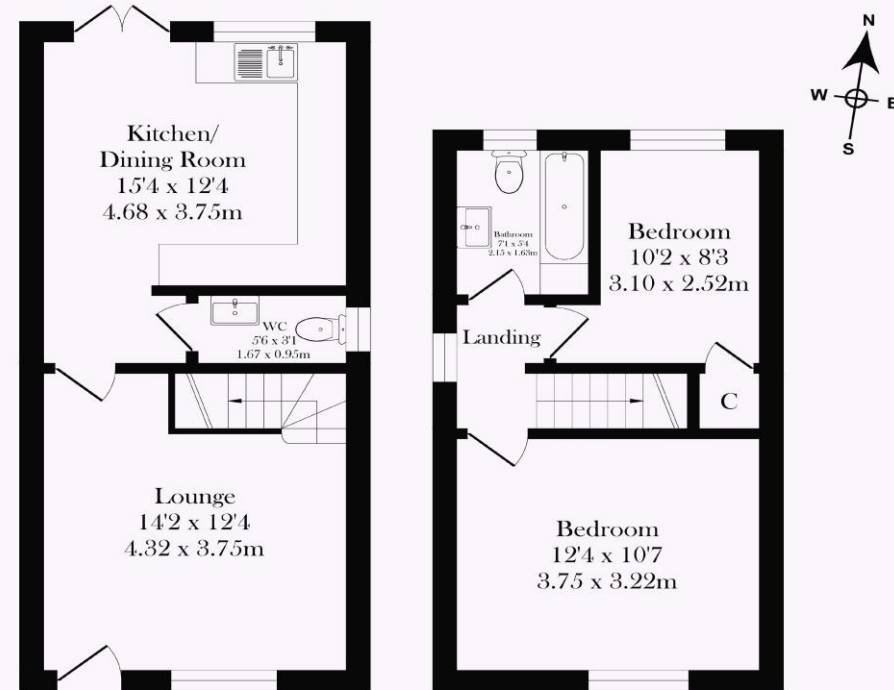
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 34.3 Sq.M
(369 Sq.Ft.)

First Floor
Approx. Floor
Area 28.3 Sq.M
(305 Sq.Ft.)

Total Approx. Floor Area 62.6 Sq.M. (674 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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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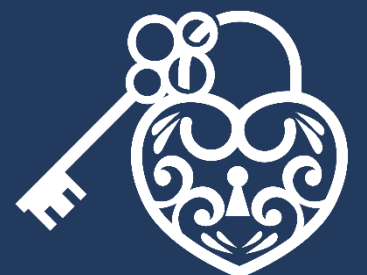
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Asking Price: £197,500

Range Drive, Standish

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Constructed by Morris Homes, approximately five years ago, this very attractive home is perfect for a first time buyer. It is located on the Churchfields Estate, close to the village of Standish and offers lots of modern conveniences and in a wonderfully quiet setting on this small estate.

The end of mews property provides attractively presented accommodation which briefly comprises a lovely bright lounge with staircase rising to the first floor and also leads into the open plan dining kitchen. This lovely room has French doors which leads to the landscaped garden. The kitchen is equipped with a stylish range of wall and base units which include a gas hob and eye-level oven, space for a washing machine and fridge freezer. There is lots of space for dining and ideal access to the garden which is perfect for outdoor dining. A handy two-piece cloakroom completes the ground floor.

The first floor provides two great bedrooms and the family bathroom which includes a panelled bath with overhead shower, wash hand basin and w.c. Bedroom two also features an in-built storage cupboard.

There is also excellent parking for the property via a driveway to the rear of the home which leads to the home's single garage, which is unusual to find in a starter new build home. The home also features a lovely lawned front garden and a safe and secure rear garden which has been landscaped to include a synthetic lawn for easy care, two decked patio areas, one of which features a pergola and pretty festoon lighting for the evenings.

The vibrant village of Standish is a short walk away and the newly built leisure centre is across the road. The village provides great schools and easy motorway access and some lovely restaurants and bars for entertainment.

Viewings of this perfect starter home are now recommended.





