



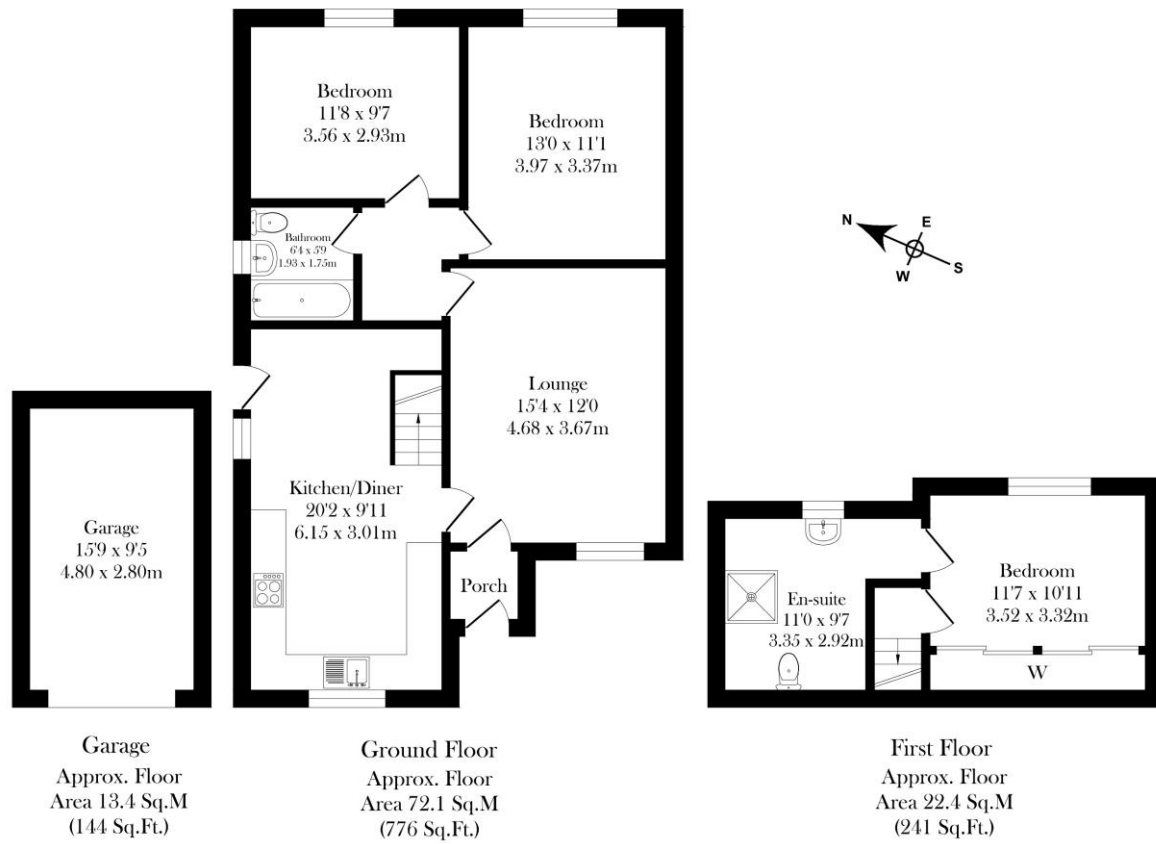
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Total Approx. Floor Area 107.9 Sq.M. (1161 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		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



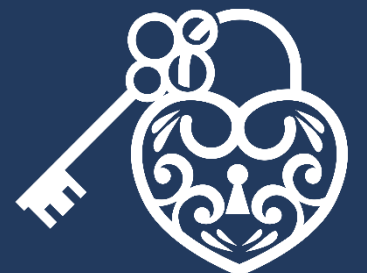
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £279,500

Broomflat Close, Standish



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Located on this quiet cul de sac, this absolutely stunning semi detached bungalow is a credit to it's current owners both internally and externally. The level and style of presentation is perfect and it is certainly one of those rare homes in which you could put down your furniture and enjoy from the moment you moved in. Not only is this home beautifully presented it also rests on a fabulous and extensive plot, not being directly over to the rear.

The property has benefitted from a stylish and smart refurbishment and the accommodation extends to approximately 1161 sq ft which briefly comprises an entrance porch, accessed via an attractive Rock door, which leads into the lounge. This lovely bright room benefits from a central fireplace housing a wood burning stove and laminate flooring. The kitchen and dining area benefit from an extensive range of wall and base units in glossy cream. Included are integrated appliances which include a fridge/freezer, gas hob and electric oven with overhead extractor hood and dishwasher. There is extra space for dining and this room includes the staircase to the first floor. There is also access in to the garden. The property features two bedrooms on the ground floor, both located at the rear of the home and overlooking the gardens. One of the bedrooms is currently used as a study but includes fitted wardrobes. The ground floor is completed with a lovely bathroom which includes a panelled bath with overhead shower, wash hand basin and w.c. This room is finished with neutral tiling. The first floor provides the master bedroom which is serviced by it's own beautiful en suite shower room. The bedroom is light and bright with views over the garden whilst the shower room features a Velux roof light. This room includes a shower cubicle, vanity wash hand basin and w.c.

Externally, there is excellent off-road parking via a tarmac driveway which leads to a detached garage. There is ample room for several vehicles and the front garden has been gravelled for easy maintenance. The rear garden is of an excellent size and this corner plot features lawns and a gravelled patio area, perfect for outdoor dining. There is a pergola and also a greenhouse for those green fingered clients.

Standish village is within a short stroll making this home ideal for any clients who wish to be able to leave the car at home and the village features a whole array of supermarkets, independent shops, excellent schools and lots of bars, cafes and restaurants. Standish is also well placed for easy motorway access.

Viewings of this simply delightful home are now welcomed.





