



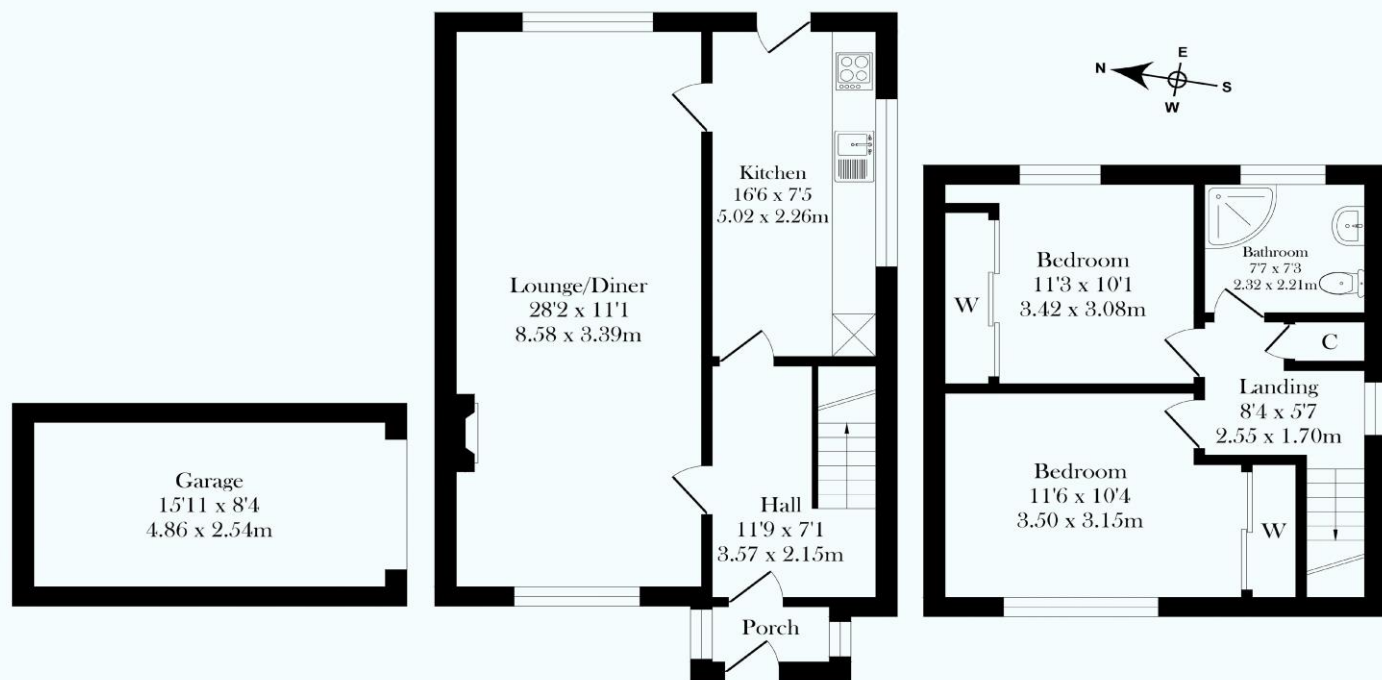
# TRACY PHILLIPS

Estates



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Garage  
Approx. Floor Area 12.3 Sq.M (132 Sq.Ft.)

Ground Floor  
Approx. Floor Area 51.7 Sq.M (556 Sq.Ft.)

First Floor  
Approx. Floor Area 37.0 Sq.M (398 Sq.Ft.)

**Total Approx. Floor Area 101.0 Sq.M. (1086 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



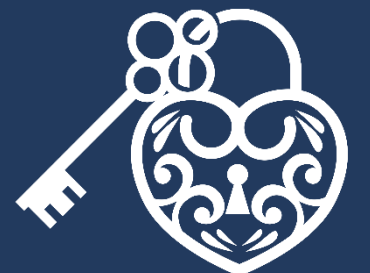
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Offers in Excess of £195,000

Wakefield Crescent, Standish



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Located towards the end of this quiet cul de sac and overlooking open fields, this semi-detached property benefits from large picture windows throughout and due to it's South Westerly facing position is probably one of the most perfect homes to enjoy some beautiful sunsets.

With accommodation extending to approximately 1086 sq ft, the property has a handy entrance porch leading to the hallway with the staircase rising to the first floor and finished with vinyl flooring and an understairs cupboard. There is a large lounge with dining area that extends to over 28ft as the impressive heart of this home. A large picture floor to ceiling picture window at the front of the property fills the lounge with natural light and is the perfect spot to enjoy the open fields and countryside view. The room is centred around a feature fireplace fitted with an electric fire and the dining area includes a window to the rear overlooking the garden space. The ground floor is finished with a fitted kitchen including a range of wall and base units and includes integrated electric eye level oven and gas hob and space for a washing machine and fridge/freezer. There is access to the rear courtyard garden from the kitchen. The first floor reveals two very good-sized bedrooms, both of which enjoy the same large windows filling this home with light, and bedroom one is the perfect spot in which to enjoy the views again. Bedroom two feature a range of fitted wardrobes. The modern shower room completes the first floor with a corner shower unit, wash hand basin and wall hung w.c The walls are tiled in smart neutral tiling and a heated towel rail warms the room.

Externally, this home also has a lot to offer with driveway parking to the rear and leading to a detached single garage. There is access to the rear garden via a gate and the garden has been flagged for easy maintenance.

Standish Village is close by which features supermarkets, restaurants and café bars whilst Wakefield Crescent itself is located across the road from Ashfield Park and some of the area's pretty countryside walks.

Available with vacant possession and no onward chain this super home is now available for viewing.





