



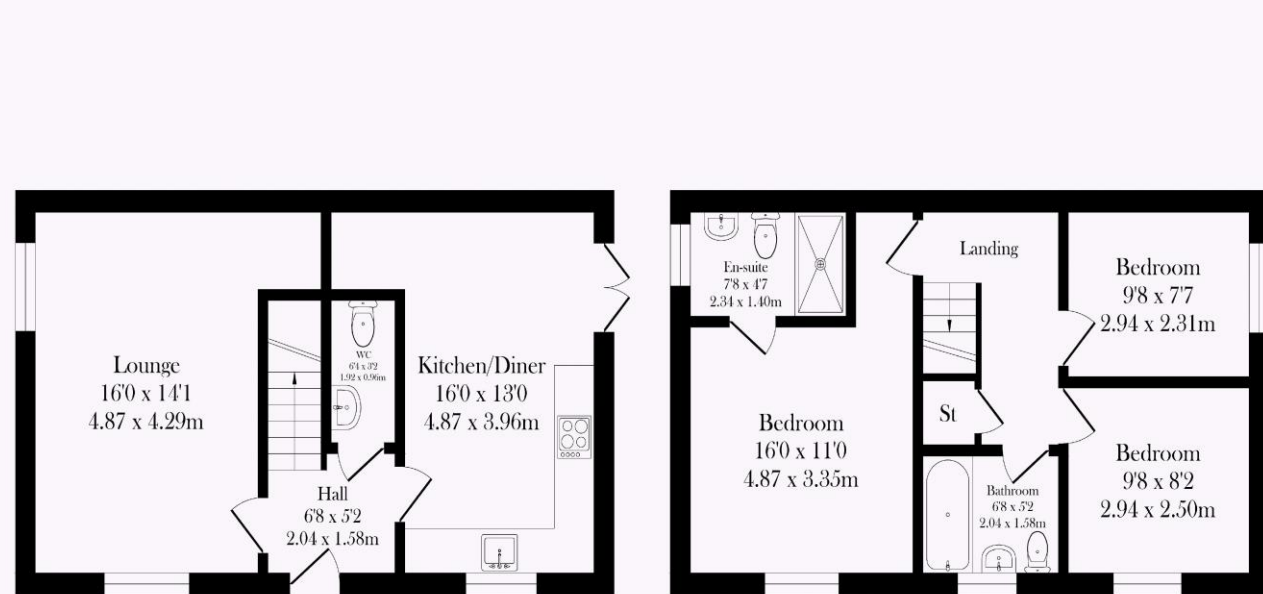
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 40.9 Sq.M
(440 Sq.Ft.)

First Floor
Approx. Floor
Area 40.9 Sq.M
(440 Sq.Ft.)

Total Approx. Floor Area 81.8 Sq.M. (880 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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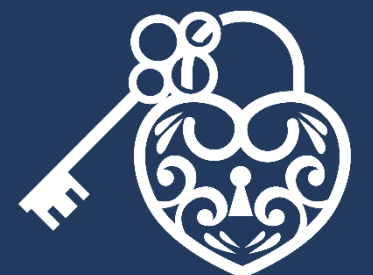
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £274,995

Broadleaf Crescent, Standish

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Located on the ever popular Cat i'th' Window estate, constructed by Wainhomes, this attractive detached home is in a lovely quiet position within the estate. The property is nicely presented and offers an excellent floorplan, ideal for any growing family. The estate itself is located with very easy access to the M6 motorway junction and also easy access into the lively village of Standish, along the newly constructed "Line" footpath making it a short ten-minute walk to the village centre.

The accommodation briefly comprises a welcoming entrance hall which leads to both the open plan kitchen/diner and the spacious lounge and also provides access into the handy ground floor w.c. The lounge features two windows, filling the room with natural light, and a handy understairs area, perfect for a desk. The open plan kitchen is fitted with a smart range of neutral wall and base units and includes an integrated oven and hob with overhead extractor, space for a freestanding fridge/freezer and washing machine and French doors leading directly out to the garden, making it ideal for outdoor dining. The first floor reveals three good bedrooms, the master benefitting from an en-suite shower room and the family bathroom. Both of the bathrooms provide smart new suites in classic white and are finished with neutral wall tiling. One of the bedrooms is currently used as a handy dressing room.

Externally, the rear garden is of a good size, is securely fenced and features a patio area and lawns and the property enjoys its own tarmac driveway to the side. The estate which has just recently been completed and the energy efficient homes are easy to care for and maintain, whilst offering modern convenience.

Nearby facilities include easy motorway access, excellent schools, local shops and eateries and Standish is an ideal community in which to raise a family.

Viewings of this lovely home are now invited.





