



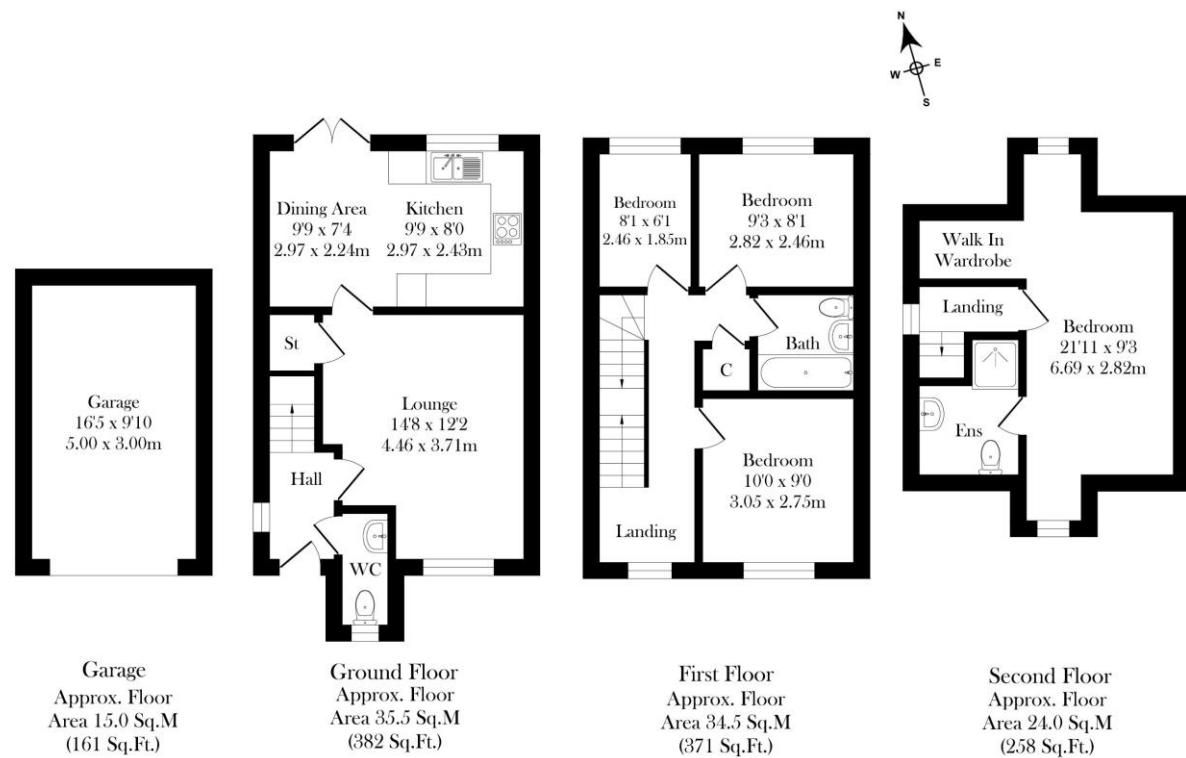
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 109.0 Sq.M. (1172 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		105 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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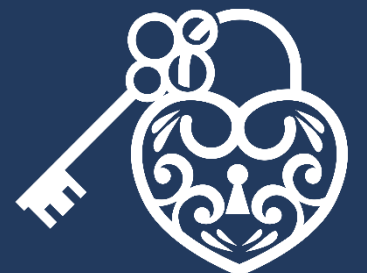
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Asking Price: £290,000

Rushwood Park, Standish

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Situated within walking distance of Standish village centre, and just a short drive to the motorway network, this attractive detached house, located on this small development, offers family accommodation and back onto a nature reserve to the rear.

The accommodation, which extends to over 1100 sq. feet, is arranged over three floors and offers excellent space ideal for a growing family, and briefly comprises a stylish entrance door leading into the hallway which has a staircase that rises to the first floor and the ground floor cloakroom is situated off here and contains a w.c and pedestal wash hand basin. The lounge is also accessed from the hallway and is a great area with a large picture window to the front elevation and a smart feature media wall incorporating a living flame effect electric fire. There is also a useful understairs storage cupboard. A panelled door leads to the dining kitchen which is fitted with a range of contemporary style wall and base units and has an extractor hood over the hob, a built-in Beko oven and microwave and dishwasher. There is ample space for a dining table, a feature column style radiator and French doors leading out to the rear garden.

Moving to the first floor, you will find three good sized bedrooms and a family bathroom with partly tiled walls and incorporating a three-piece suite in white including w.c, pedestal wash hand basin and a panelled bath. The second floor reveals the master bedroom suite which enjoys a dressing area, walk-in wardrobe and a well-appointed en-suite shower room featuring a shower cubicle, wash hand basin with built-in storage cupboards below and a w.c.

Externally, the property features a low-maintenance frontage and a driveway providing off-road parking for multiple vehicles. The driveway leads to the detached garage which has an up and over door. The rear garden is south facing and is finished with a good sized lawned area and a patio area which is great for outdoor dining during the summer months. The property boasts a pleasant open aspect to the rear over the adjoining protected Nature Reserve, which has exclusive access for residents, providing a good deal of privacy. Standish village is within walking distance from this property and offers a superb village centre with a good range of shops, schools, restaurants, bars and facilities.

Viewings of this great property, situated in this popular cul-de-sac, are now invited.

