



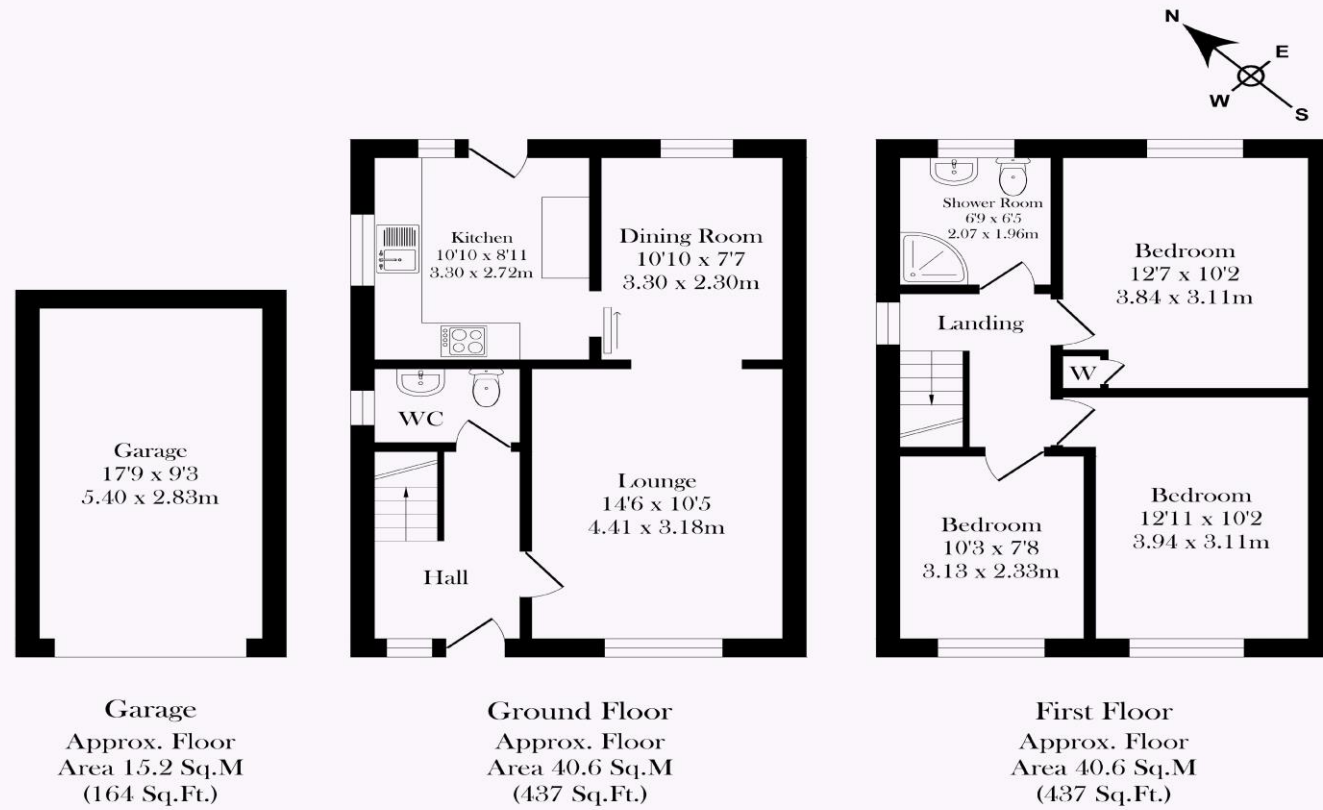
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



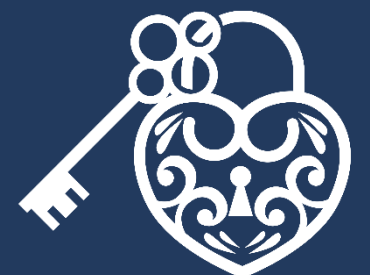
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £200,000

Moores Lane, Standish



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This semi-detached property is sure to be in strong demand, being located in a most desirable position within the consistently sought-after village of Standish. The bustling village provides a host of local shops and amenities, a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The accommodation briefly comprises an entrance door leading into the hallway which has a smart cloakroom/wc off and a staircase that rises to the first floor. A panelled door leads into the main reception room which has a feature fireplace with an electric fire fitted and opens into the dining area which has a feature picture window. The good-sized kitchen is fitted with a wide range of wall and base units with contrasting work surfaces, as well as being equipped with a double electric oven and an electric hob with extractor canopy hood over. There is space for a washing machine and a uPVC door that leads out to the rear garden.

To the first floor, there are three bedrooms, with the rear bedroom having far-reaching views towards Rivington, and a shower room comprising a shower cubicle, wash hand basin with storage cupboard below and w.c. The home is heated by gas fired central heating and the boiler is approximately two years old.

The property offers great outside spaces with a lawned garden to the front and a driveway that provides off-road parking for a number of vehicles. The driveway leads to the detached garage which has an up and over door and has recently been fitted with a new roof. The rear garden has a flagged patio and steps that lead down to a lawned area. The property is located towards the end of a cul de sac and close to local countryside walks.

The property is offered for sale with no onward chain and early viewing is recommended.





