



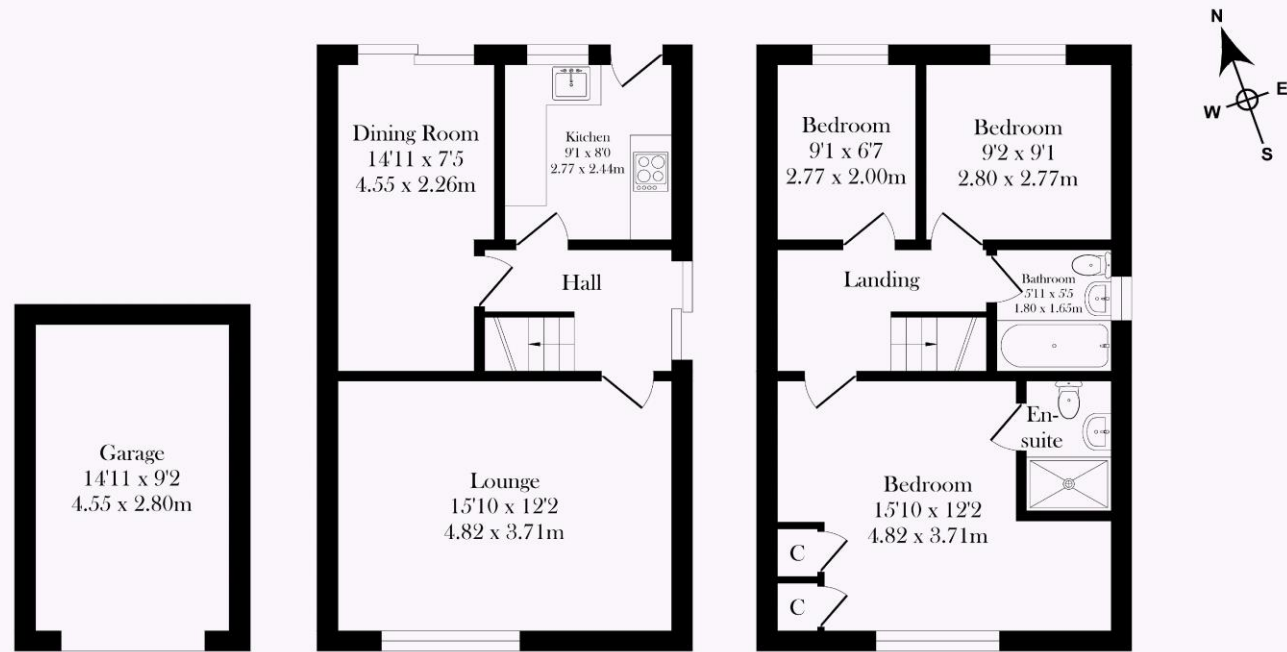
TRACY PHILLIPS

Estates



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Garage
Approx. Floor
Area 12.7 Sq.M
(137 Sq.Ft.)

Ground Floor
Approx. Floor
Area 40.5 Sq.M
(436 Sq.Ft.)

First Floor
Approx. Floor
Area 40.5 Sq.M
(436 Sq.Ft.)

Total Approx. Floor Area 93.7 Sq.M. (1009 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		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		



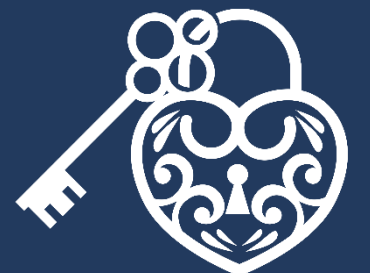
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Offers Over: £225,000

Brookside Road, Standish



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Nestled on a quiet street in the popular village of Standish sits this lovely three bedroom semi-detached property with woodland beyond. The driveway offers space for several cars, with additional parking available in the detached single garage. A picturesque front garden showcases mature shrubs and flowers, adding to the property's curb appeal and creating a welcoming ambiance.

On entering the accommodation, there is a welcoming entrance hallway. The lounge, located to the front of the property, boasts abundant natural light streaming in through a large window, complemented by a cosy fireplace, creating an inviting space for relaxation. Positioned at the rear of the property, the newly fitted kitchen features a gas hob and cooker and is plumbed for a dishwasher. There is a door opening into the garden for convenience. The dining room is bright and enjoys views of the garden through the patio doors and there is a study/home office area to the rear of the room. Upstairs, the master bedroom is bright and spacious, benefiting from a newly fitted en-suite bathroom with a shower, wc and wash hand basin. Two additional bedrooms offer ample space for family or guests. The newly fitted family bathroom comprises a shower over the bath, WC and wash hand basin with complementary tiling to the walls and floor. From the landing, there is also access to the good-sized loft space via a pull down ladder. The loft is currently used as a hobbies room and is boarded and fitted with power and light.

The external garden is a gem, with space for gardening enthusiasts to indulge in growing their own produce, including fruit trees and a kitchen garden.

Viewings are welcome and now invited.





