



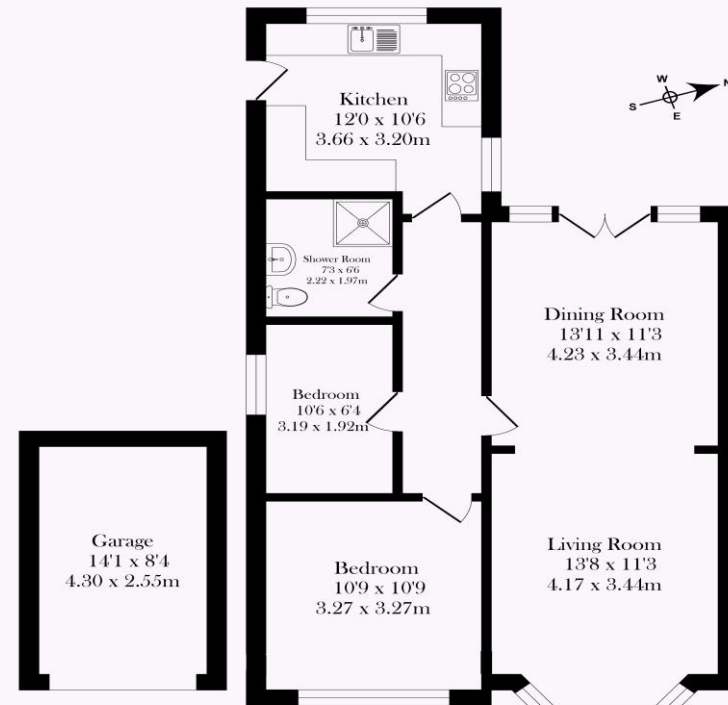
TRACY PHILLIPS

Estates



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Garage
Approx. Floor
Area 10.9 Sq.M
(117 Sq.Ft.)

Approx. Floor
Area 72.1 Sq.M
(787 Sq.Ft.)

Total Approx. Floor Area 83.9 Sq.M. (904 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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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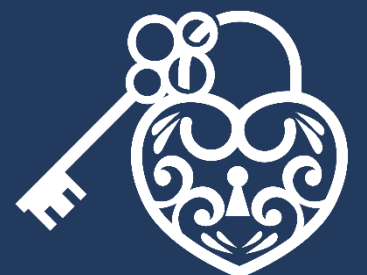
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Asking Price: £220,000

Ash Grove, Standish

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This is a beautiful upgraded true bungalow that's been tastefully renovated throughout including a brand-new kitchen and bathroom. The entire home features luxurious Karndean flooring, providing a sleek and durable foundation for your decor.

The elegant lounge features a brand-new gas fireplace with feature lighting, creating a warm and inviting atmosphere in the lounge with a lovely bay window to the front. The room extends to a dining area at the rear with French doors that open into the lovely garden. The contemporary kitchen has been completely renovated with new countertops and integrated appliances including a fridge freezer and dishwasher, making meal preparation a breeze. The front-facing master bedroom boasts brand new fitted wardrobes, providing ample storage space while maintaining a stylish aesthetic. Indulge in the newly renovated bathroom featuring a large walk-in shower with a rainwater shower head, WC and vanity wash basin. The complementary tiling adds a touch of elegance to the space.

Externally, new fencing surrounds the property, ensuring privacy and security while you enjoy the outdoor areas. Blinds have been installed on all windows, offering both privacy and style throughout the home. There is off road parking on the driveway at the front and side of the property for a number of cars as well as a detached single garage and a lovely lawned and patio garden at the rear.

Situated in Standish village, this property offers easy access to local amenities, excellent schools and transport links.

This stunning two-bedroom bungalow combines modern upgrades with thoughtful design, creating a comfortable and stylish home that's ready for you to move in and enjoy.



