



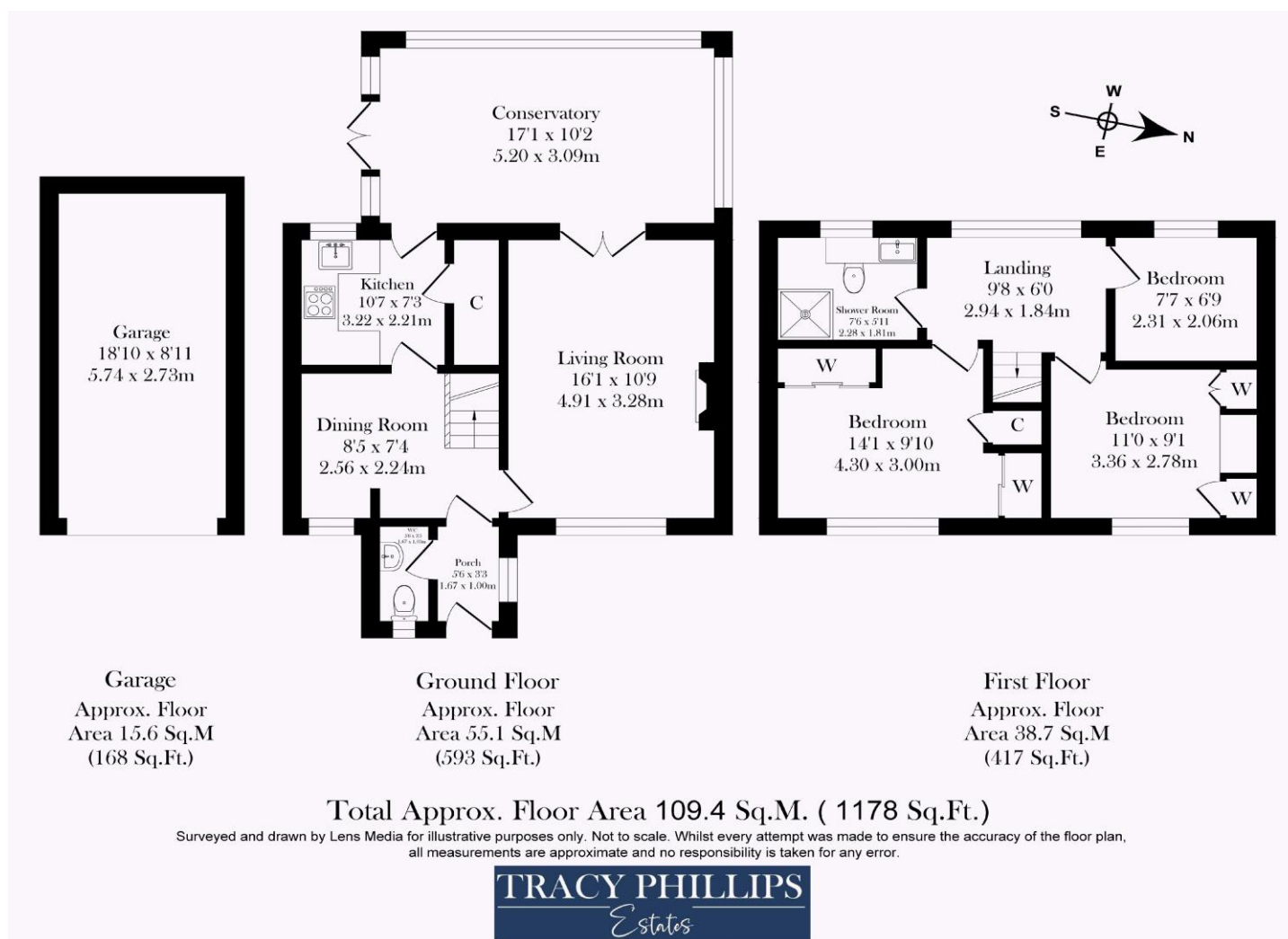
# TRACY PHILLIPS

## Estates



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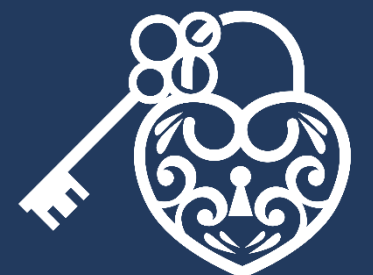
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Asking Price: £270,000

Kenyon Road, Standish



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Situated on this desirable estate, within walking distance of Standish High School, this immaculate detached home is positioned on a lovely private plot, and on a quiet cul de sac.

The accommodation has been lovingly cared for over the years and is immaculately presented and extends to circa 1178 sq ft of living space. Briefly comprising an entrance vestibule housing a handy ground floor cloakroom and leading into the hallway which has stairs rising to the first floor and offers ample space for the dining area of the home. The living room is centred around a lovely feature fireplace with living flame gas fire and double doors lead into the conservatory. The kitchen is well equipped and fitted with a range of wall and base units. Integrated within the kitchen there is a gas hob and electric oven, integrated fridge and space for a washing machine and there is a good sized walk in cupboard, ideal for storing larger items. There is also access into the superb additional conservatory which overlooks the private gardens. The first floor provides three excellent bedrooms, with bedrooms one and two providing a range of fitted wardrobes, whilst the family bathroom caters for the family and includes a corner shower, built-in vanity wash hand basin and w.c.

Externally, the home rests on a fantastic plot. There are immaculate and well-stocked gardens to both the front and rear, with the rear being a particularly good size and a combination of gravel and decked areas and also with the added benefit of not being overlooked. A tarmac driveway leads to the detached garage, whilst lawns and mature planting border the front gardens.

This immaculate home is located within walking distance of the thriving village of Standish which offers the ideal place in which to raise a family. There are great independent shops, supermarkets, super schools, and easy access to the motorway network, ideal for the commuter.

Viewings of this well cared for home are now welcomed and advised.

