



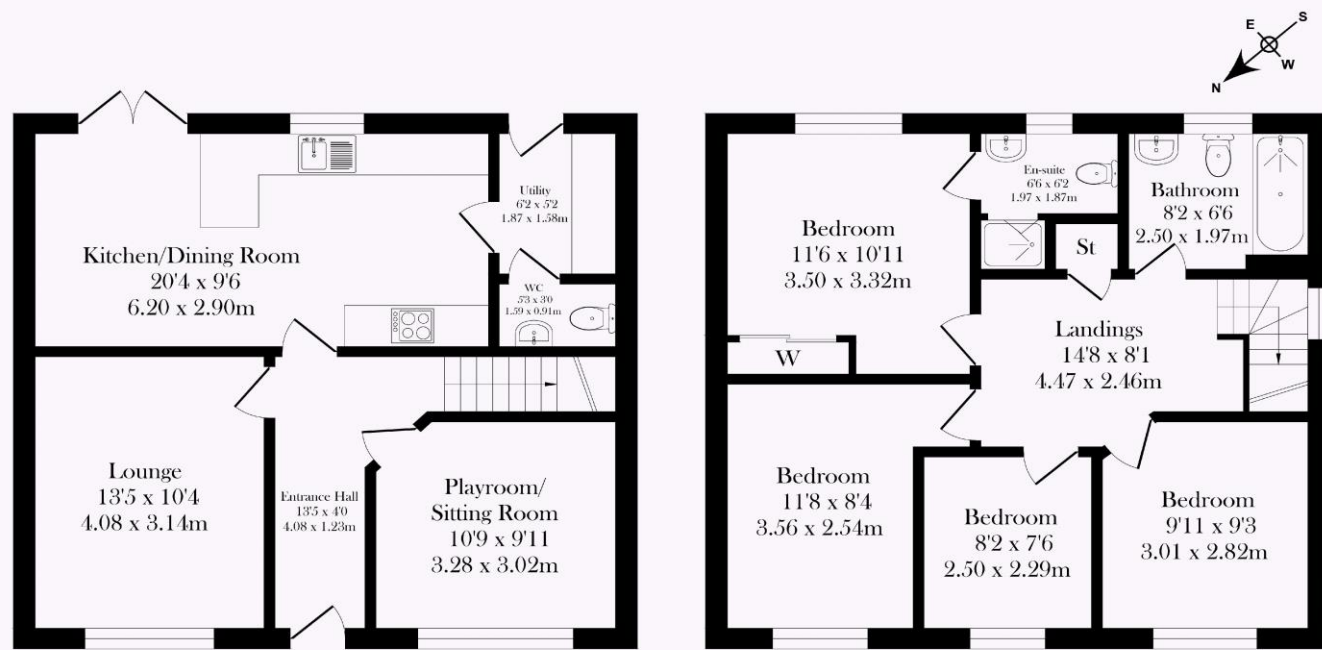
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 114.4 Sq.M. (1232 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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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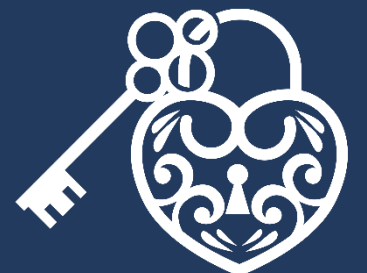
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Asking Price £350,000

Fairway, Standish

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Positioned within walking distance of the highly acclaimed St Wilfrids school, this recently built property has been enhanced by the current owners to create a super family home in ready to move into condition and ideal for easy living. The property is located on a good-sized plot, with off road parking for several vehicles, separate driveway and garage, and along a small road. This smart detached house has been carefully presented to a super standard.

The accommodation briefly comprises an entrance hallway leading to the first floor and into the lounge. The lounge has been further enhanced by the addition of a super media wall. A separate dining room is also located off the hallway which is currently used as a play room. The kitchen has been nicely designed with a range of wall and base units in a gloss white finish and there are integrated cooking facilities and a dishwasher. There is space for a dining table and French doors leading to the garden. A handy utility area leads from the kitchen, along with a ground floor cloakroom. Smart herringbone style Amtico flooring runs through the main reception rooms and kitchen.

The first floor offers four super bedrooms, the master with a contemporary styled en-suite shower room and the family bathroom. The main bedroom has fitted wardrobes and the smart shower room attached, whilst the three other bedrooms are spacious and light.

Externally, set along a small private road the property has a double driveway for two cars to the side of the home which leads to the single detached garage whilst there is further parking to the front of the property. The rear garden is of a good size and is also safe and secure, ideal for children.

Standish is a thriving village offering many amenities and it is close by. There is a leisure centre, super bars and restaurants, independent shops and excellent schools. Transport links are also close by, making it ideal for the commuter.

Viewings of this lovely family home, which can also be offered with no onward chain, are now invited.





