



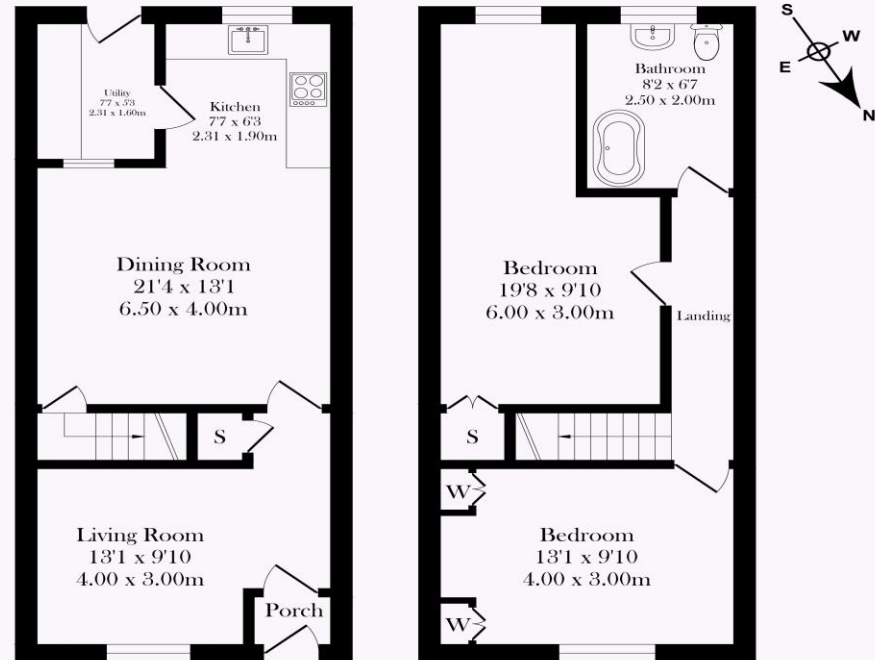
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area
42.4 Sq.M
(456 Sq.Ft.)

First Floor
Approx. Floor Area
42.4 Sq.M
(456 Sq.Ft.)

Total Approx. Floor Area 84.8 Sq.M. (912 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		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



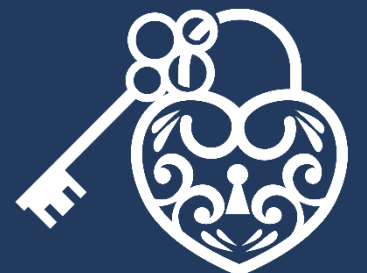
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Offers in excess of £140,000

Church Street, Standish

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Situated in the heart of Standish village, just a stone's throw from the pretty and historical St Wilfrid's Church, this extended terraced home has been well cared for and is ideal for a buyer looking to live close to the village's many amenities.

The accommodation briefly comprises an entrance vestibule leading into a cosy lounge with feature fireplace, leading to the larger reception room which also features a lovely feature fireplace and provides access into the practical kitchen and very handy utility room which offers direct access out to the pretty garden. This room is ideal for family gatherings and entertaining. The first floor provides two very well-proportioned bedrooms, the main bedroom includes fitted wardrobes and the rear bedroom even offering an annexe area ideal for use as guest accommodation or a peaceful reading spot. The home's family bathroom is fitted with a vanity wash hand basin, WC and corner bath with a shower over, and is of an excellent size.

The property benefits from double glazing, a boarded loft for additional storage with lighting and a fold down ladder and a gas central heating system which has just been recently serviced and has his gas safety certificate. The property also benefitted from a partial rewire in 2022 and has a valid EICR certificate.

With a pretty, south facing and walled rear garden and within walking distance of all the growing facilities that Standish has to offer, including excellent schools, library, shops and excellent motorway access, this lovely home is well worthy of internal viewing.

Viewings are now invited and welcomed.

