



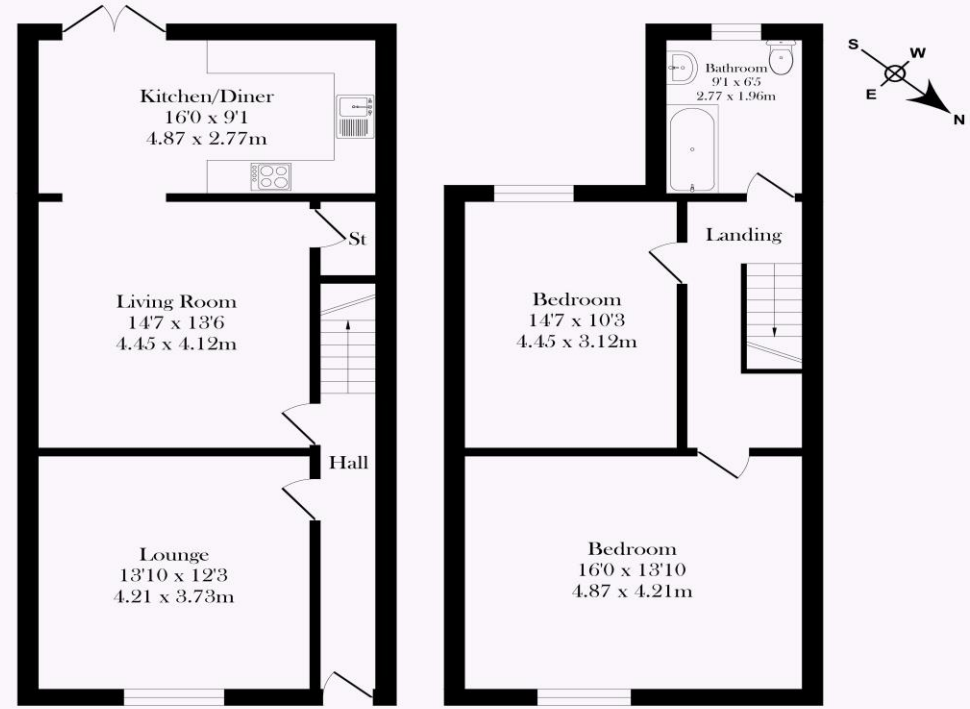
TRACY PHILLIPS

Estates



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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		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

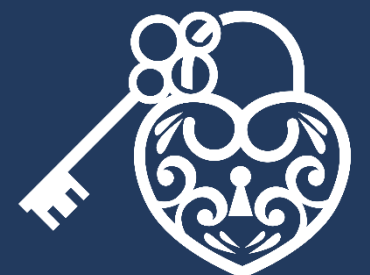
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Offers in Excess of £210,000

High Street, Standish

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Located in the heart of Standish village, this superb stone fronted end terraced cottage is beautifully presented and viewing is a must. The charming property boasts character and comfort in every corner and includes many characterful features such as ceiling roses, wood burning stoves and original stripped floors and has a delightful garden to the rear. It is located just a short stroll from the abundance of local shops and amenities which form part of the village centre, whilst excellent local schools at both primary and secondary level are within walking distance and superb transport links throughout the North-West via the M6 motorway.

The spacious accommodation extends to 1229 sq feet and is entered via the entrance hallway where there is a staircase rising to the first floor and access into the two reception rooms. The front reception room is tastefully decorated and contains an exposed brick featuring a wood burning multi fuel stove and lovely features including a ceiling rose. The rear reception provides another comfortable sitting room and features a large wood burning stove, with a feature alcove storage fitted cupboard to the side of the fireplace and wooden flooring. The accommodation leads through to the extended part of the home where there is a stylish fitted kitchen and dining area with underfloor heating. The kitchen is fitted with a range of wall and base units with complimentary granite work surfaces, a Belfast sink, and is equipped with an integrated oven and hob whilst the dining area boasts French doors opening directly onto the garden, which afford a great deal of natural light and will be invaluable for those summer gatherings with friends. Exposed stone and a glass roof complete the cottage look in this room. To the first floor, a lovely galleried landing provides access to the two double bedrooms and family bathroom. The front bedroom is a great-sized double and again has retained period features including a ceiling rose, attractive cast-iron fireplace and stripped wooden floor whilst the rear bedroom enjoys views over the rear garden. The period style bathroom suite comprises a bath with over shower, pedestal wash hand basin and w.c. and tiling to the floor.

To the rear, there is a cottage-style courtyard with seating areas and this opens up to the large mature rear garden which extends to approximately 100 ft. It is south facing and mainly laid to lawn with planted shrubs and bushes to the borders. There are also two wooden sheds and a raised seating area.

Early viewing is highly recommended to appreciate the charm and character of this lovely home.





