



TRACY PHILLIPS

Estates

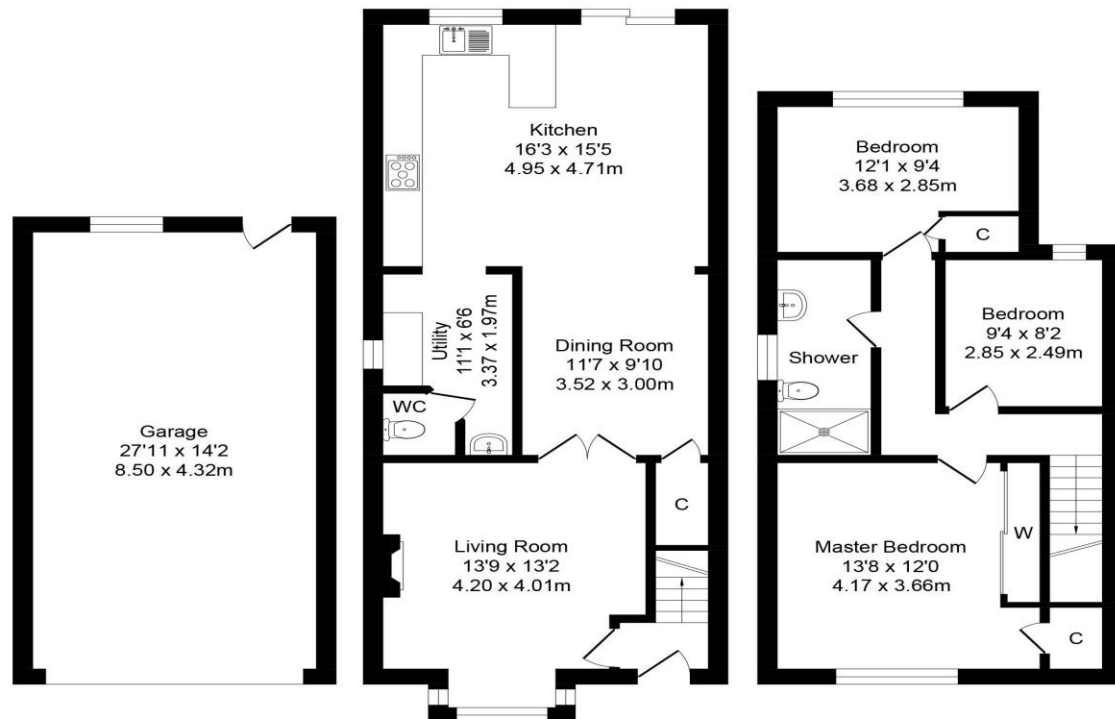


TRACY PHILLIPS

Estates

Almond Brook Road Total Approx. Floor Area 1620 Sq.ft. (150.4 Sq.M.)

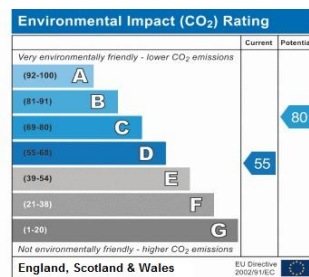
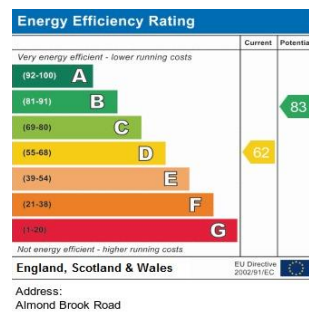
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Garage
Approx. Floor Area 395 Sq.Ft (36.7 Sq.M.)

Ground Floor
Approx. Floor Area 683 Sq.Ft (63.4 Sq.M.)

First Floor
Approx. Floor Area 542 Sq.Ft (50.3 Sq.M.)



01257 422228

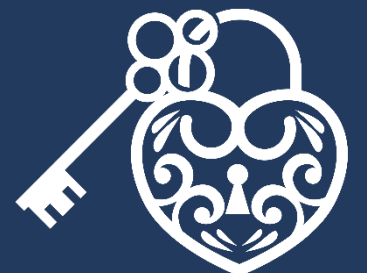
enquiries@tracyphillipstates.com

tracyphillipstates.com

Asking Price: £260,000

Almond Brook Road, Standish

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



This attractive, traditional and significantly extended semi-detached home provides excellent accommodation, with spacious rooms and is in a lovely position, set back from the road. The property enjoys excellent access to the motorway network, whilst still enjoying easy access to the local facilities, schooling (with four outstanding schools) and the shops of Standish Village. The current owners have extended the property to both the ground and first floors which provides additional bedroom space, and an open plan family dining kitchen, utility room and ground floor W.C. This property also offers a large detached garage to the rear.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor and access into the lounge, with a warming gas feature fireplace and a lovely bay window flooding the room with natural light. The extended open plan kitchen is fitted with a modern range of wall and base units, including a range cooker, with extractor over and space for a fridge/freezer. There is a separate utility area housing the laundry facilities and also a handy ground floor cloakroom, with wash hand basin and w.c. The open plan kitchen offers space for dining and French doors overlook and provide access to the garden. The first floor reveals three excellent bedrooms, the master, which is situated to the front is fitted with a range of fitted wardrobes and walk in additional storeroom. The bathroom, also situated to the first floor of the home, is beautifully finished with a modern three-piece suite with a large walk in shower, wash hand basin and w.c. Bedrooms two and three are situated to the rear of the home.

Externally the property rests on a good plot, with ample block paved driveway leading down the side of the property and to the large detached brick-built garage. The garage has electric shutter doors and is perfect for car storage or would equally well for a variety of other uses, and possibly suitable for small business use (subject to the necessary planning permissions). To the rear of the garage, there is a lovely private South facing garden which is of a good size, mostly laid to lawn and with an attractive patio area.

With double glazing and gas central heating, this lovely home should be viewed to appreciate the size of the accommodation.





