



TRACY PHILLIPS

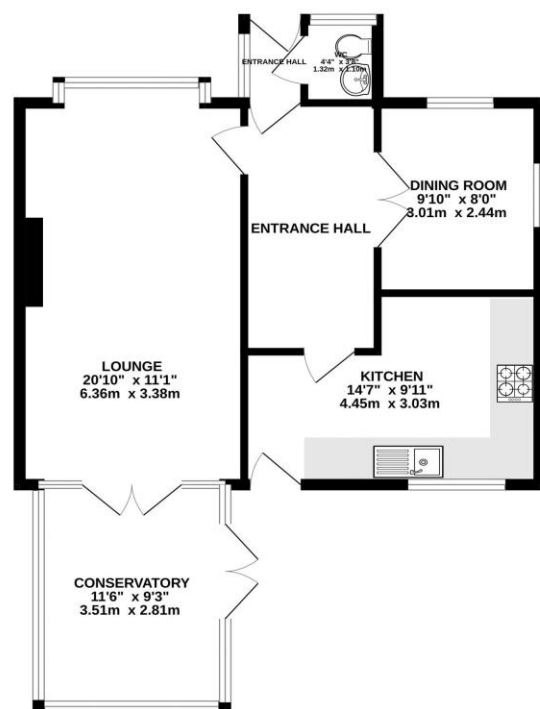
Estates



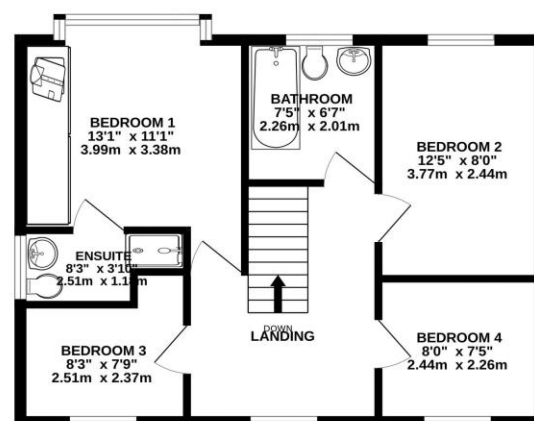
TRACY PHILLIPS

Estates

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



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Asking Price £300,000

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Situated on this desirable estate, within walking distance of Standish village offering a wealth of shops, eateries and facilities. The thriving village centre features flagship local restaurants, doctors, dentist and two supermarkets. Local schools are in high demand as the village offers four 'outstanding' schools at both primary and secondary level, of which Standish High is within walking distance. There is excellent motorway and rail access and yet equally not far away are countryside walks and Haigh Country Estate. The accommodation extends to circa 1163 sq ft of living space. Briefly comprising an entrance vestibule housing a handy ground floor W/C 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 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 and space for a washing machine. There is also access into the superb additional conservatory which overlooks the private gardens. The first floor provides four excellent bedrooms, with bedrooms one providing a range of fitted wardrobes, whilst the family bathroom caters for the family and includes a built-in vanity wash hand basin, bath with shower and w.c. Externally, 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 laid to lawn and paved 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.





