



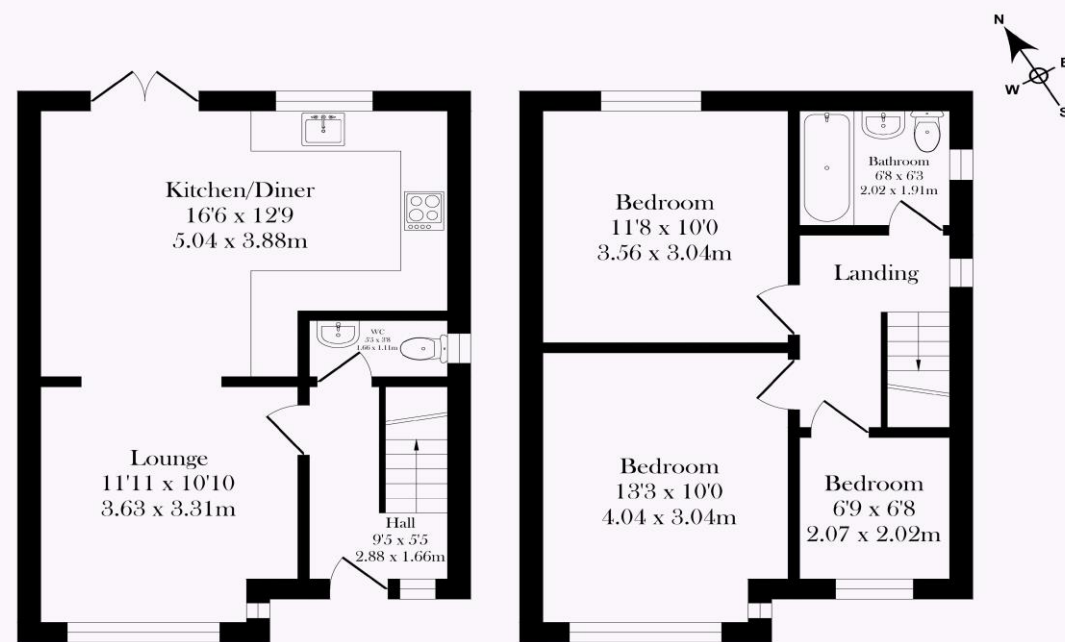
TRACY PHILLIPS

Estates



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



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Asking Price: £240,000

Preston Road, Standish



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Resting on a super plot with far reaching views to the rear over fields and towards Rivington, this attractive and immaculately cared for traditional semi-detached home is beautifully presented. Having been opened on the ground floor to create a stunning open plan kitchen with dining and living space making a perfect ready to move in to home, with impressive décor, quality fixtures, fittings and modern accents throughout.

The accommodation briefly comprises an entrance vestibule with access to a stylish and handy ground floor cloakroom and stairs rising to the first floor. The cosy lounge has a lovely bay window to the front elevation and opens into the kitchen and dining space which is fitted with an attractive range of quality units including integrated cooking facilities, microwave, dishwasher, wine cooler and fridge/freezer. The kitchen is not only a well-appointed space for dining but the perfect spot in which to enjoy the pretty gardens and views to the rear.

The first floor offers three bedrooms and the family bathroom. The main bedroom features a range of fitted wardrobes with Bedroom Two overlooking the pretty rear aspects. Bedroom Three is ideal for a nursery or home office. The bathroom completes the interior and is fitted with a smart modern three-piece suite including a panelled bath with overhead shower, vanity wash hand basin and w.c. The room is finished with neutral tiling.

Externally, the property rests on a superb plot. There is good off-road parking to the front on the brick finished driveway which leads to the entrance door, with gates to the side of the property leading to the rear, making the space safe and secure. The property also benefits from an electric vehicle charging point. The rear garden is a joy and rests overlooking open fields and with views towards Rivington Pike. The garden features a raised deck ideal for enjoying the sunrise or evening drinks, and lawned areas.

Standish village is a short walk away with 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.

Early viewings of this beautiful home are highly recommended.





