



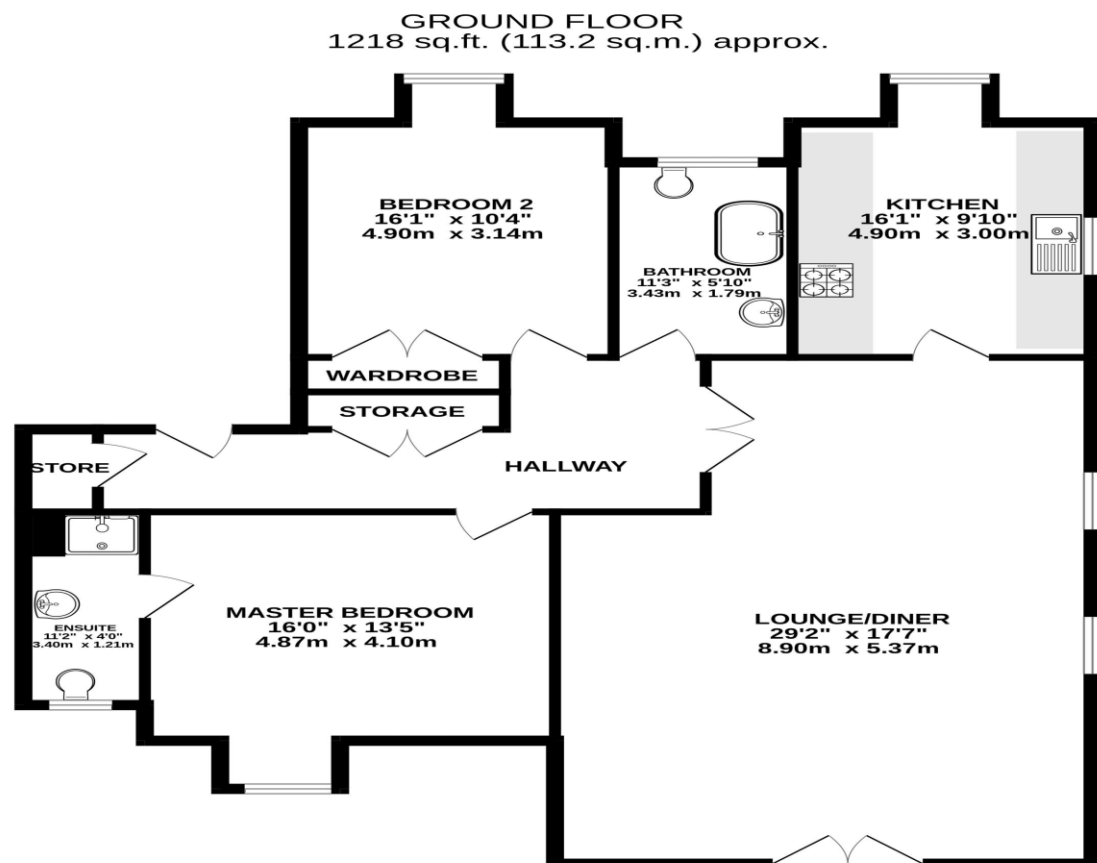
# TRACY PHILLIPS

## Estates



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TOTAL FLOOR AREA: 1218 sq.ft. (113.2 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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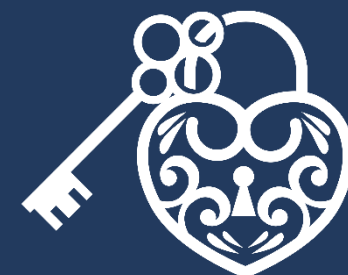
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Asking Price £190,000

Beacon View, Standish, WN6 0RL

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### Beautifully Presented Second-Floor Apartment in Standish Village

Nestled within a quiet, well-maintained residential development, this beautifully presented second-floor penthouse apartment offers a perfect blend of comfort, security, and convenience. Just a short walk from the highly sought-after Standish Village, this home is ideal for those seeking a low-maintenance lifestyle in a peaceful setting. The apartment boasts stunning views over rolling fields towards Elnup Woods, visible from both the lounge with its charming Juliet balcony and the master and second bedrooms. Whether you're looking for a "lock-up and leave" property or a cosy, easy-to-care-for home, this apartment is a fantastic choice.

The apartment extends to an exceptionally generous 1218 sq ft which is immaculately presented throughout, and consists of a spacious entrance hallway which is welcoming and bright, featuring a large fitted storage cupboard and leading to the open large open plan living area with additional kitchen. This well designed space features a modern fitted kitchen with integrated appliances opening on to the large living area, complete with Juliet balcony. There's plenty of space for dining too in this great sized room. The master bedroom enjoys picturesque views and includes an excellent en suite shower room. The second bedroom also benefits from scenic views and convenient access to the main bathroom which has been beautifully upgraded to include a freestanding bath vanity wash hand basin and wall hung W.C. A heated towel rail and sleek tiling complete the look and a Velux roof light fills the room with light.

Set within a small complex with designated parking, this home is within easy reach of Standish's shops, great restaurants and bar, post office, library, and leisure facilities. Excellent motorway links provide quick access to Manchester, Liverpool, and beyond. Nature lovers will appreciate the many nearby countryside walks, including the breathtaking Elnup Woods, renowned for its stunning bluebells each spring.

This apartment truly ticks all the boxes. Early viewings are highly recommended!









