



TRACY PHILLIPS

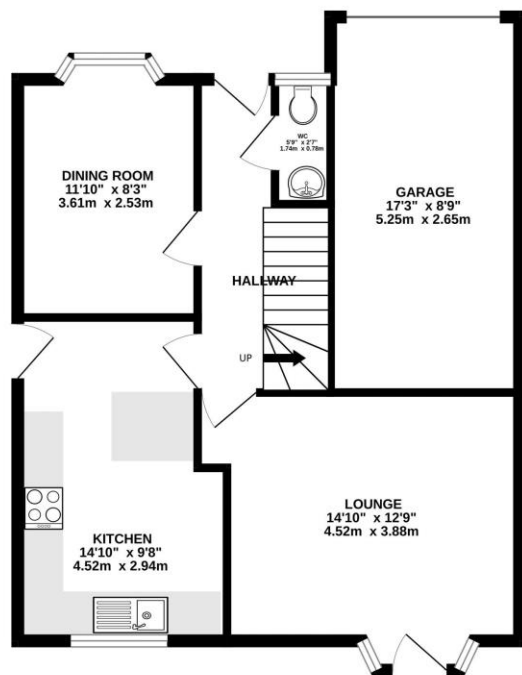
Estates



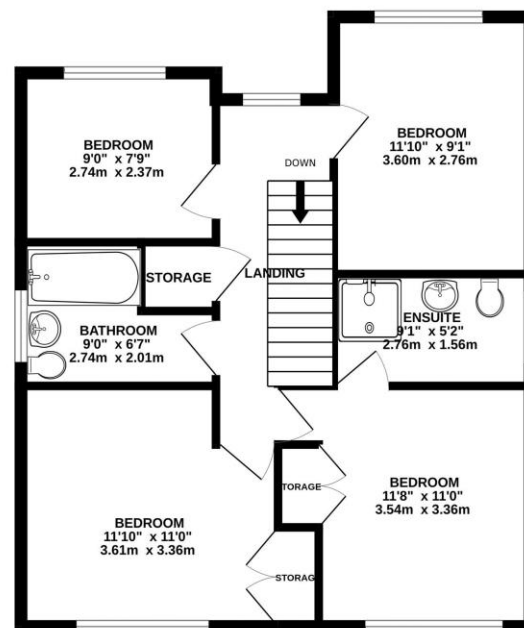
TRACY PHILLIPS

Estates

GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.

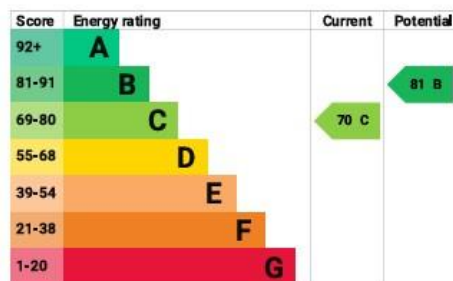


1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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.
Made with Metropix ©2025



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £330,000

Churchlands Lane, 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 lovely family detached home rests on a pretty plot, overlooking woodland to the rear, on this highly regarded modern development. The property displays a wonderful floor plan with a perfect arrangement of space designed with daily living in mind and the present owners have finished the living areas with high quality fixtures and fittings along with tasteful decor, using subtle textures and tones that give the home a lovely warm and inviting appeal - internal inspection will certainly not disappoint! Accommodation extends to in excess of 1243 square feet with highlights including reception hallway, cloaks/wc, lounge with a walk in bay window with door leading on to the rear garden and attractive feature fireplace, a formal dining room ideal for family gatherings and a stylish modern and newly fitted kitchen with ample workspace and integrated appliances including a cooker, hob and extractor and a breakfast island perfect for informal dining. On the first floor there are four excellent bedrooms. The main bedroom is located at the rear of the home and features an excellent en suite shower room complete with large walk-in shower, vanity wash hand basin and w.c. along with a modern three-piece family bathroom in classic white. All the bedrooms are of good proportions and flow around a bright open landing. Externally there is an easy to care for private garden to rear which is finished with synthetic turf and a large patio, ideal for outdoor dining whilst the garden extends beyond to include its own woodland this area has been fenced off at present but could equally be further landscaped to provide a much large, terraced garden if any green fingered clients should wish. To the front there is ample parking on the tarmac driveway, edged by lawn and access to the single integral garage.

Churchlands estate is highly desirable and noted for its quality residential properties and its proximity to some of the area's finest schools, along with handy access to the lively village of Standish with a variety of shops, bars and eateries along with a leisure centre. It is a short drive to the motorway and railway networks. Other benefits of this lovely home include gas central heating and double glazing and viewings are strongly recommended.





