



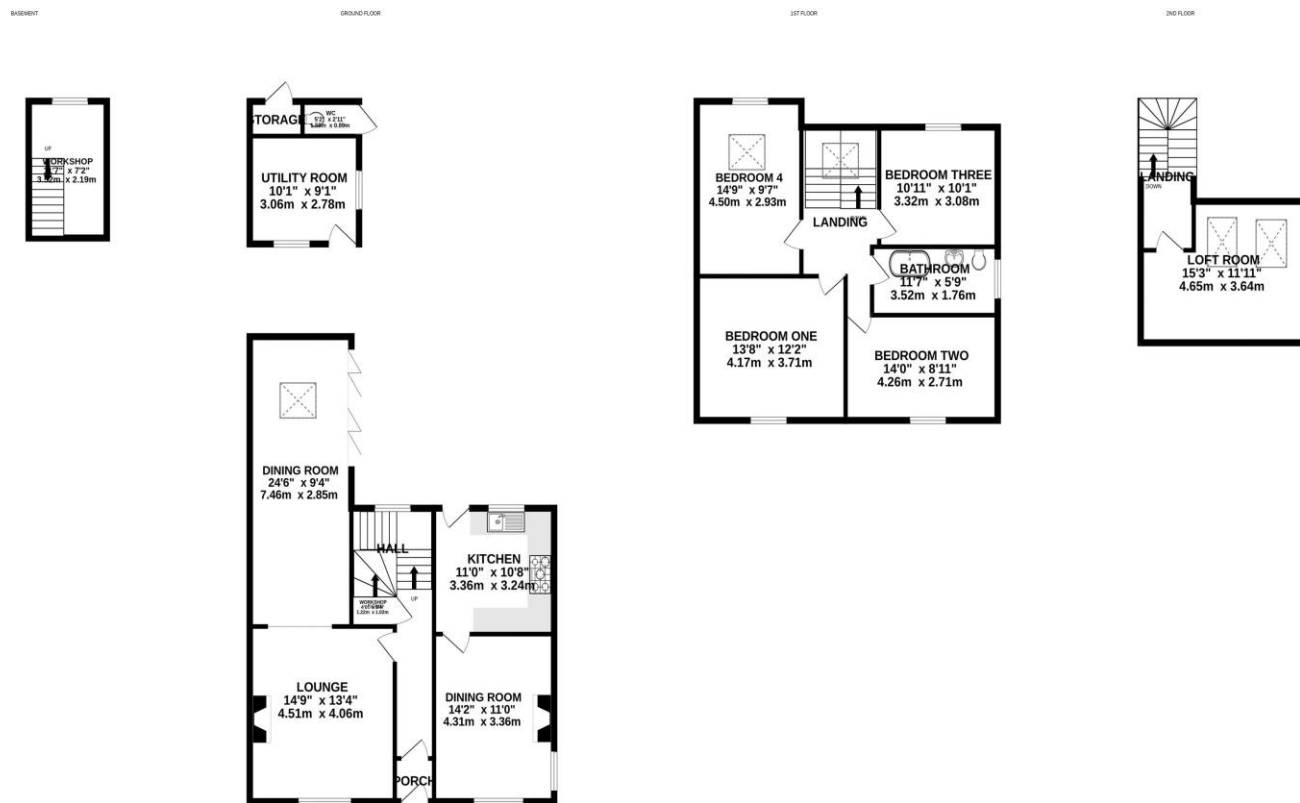
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 69 C, Potential: 84 B



01257 422228

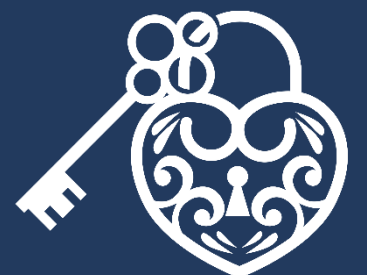
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Offers in Excess of £300,000

Cross Street, Standish, WN6 0HQ

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On occasion something quite unique and a very different property comes to the market. 10 Cross Street is one of those properties. Located in the heart of Standish village this remarkably spacious and historic home is brimming with character and rests on a surprisingly large plot. There is lots of off-road parking, which is precious in the village, and the spire at St Wilfrid's Church is just across the road. The property is really spacious and is arranged over three levels and has been restored by its current owners into a sizeable family home. The double fronted house is not only handsome but filled with character and also boasts a really large walled garden and paddy house to the rear. It briefly comprises an entrance hallway leading from Cross Street, into the two balanced reception rooms on either side of the property. Both rooms are ideal as sitting rooms and feature beautiful cast iron fireplaces. There is a further extended reception room which is currently used as a dining room and which features stone flagged floors, Velux roof lights and Bi fold doors leading out to the garden.

On the first floor, there are four double bedrooms located around a central landing with large picture window and an elegant returning staircase. Each of the bedrooms is of a good size, with the main bedroom including fitted wardrobes whilst a traditional family bathroom with a cast iron slipper bath completes this level. There is a further loft room on the second floor and this room includes Velux roof lights and under eaves storage.

Externally, 10 Cross Street has a really great garden. It is not only private and secure but offers lots of off-road parking secured behind wooden gates and on a spacious gravelled driveway. Within the grounds, which are mainly laid to lawn, there is a focal stone garden ornament and a pretty detached Paddy House, complete with its own chimney. The Paddy House is currently used as a laundry/utility room and offers excellent outdoor storage. All of the many facilities that the village of Standish has to offer are within walking distance of this property and if any client is looking for a superbly located village house this one is ideal. There are shops, schools, a library, local eateries and pubs all within a stroll.

Viewings of this most unusual yet interesting home are now welcomed via our office.





