



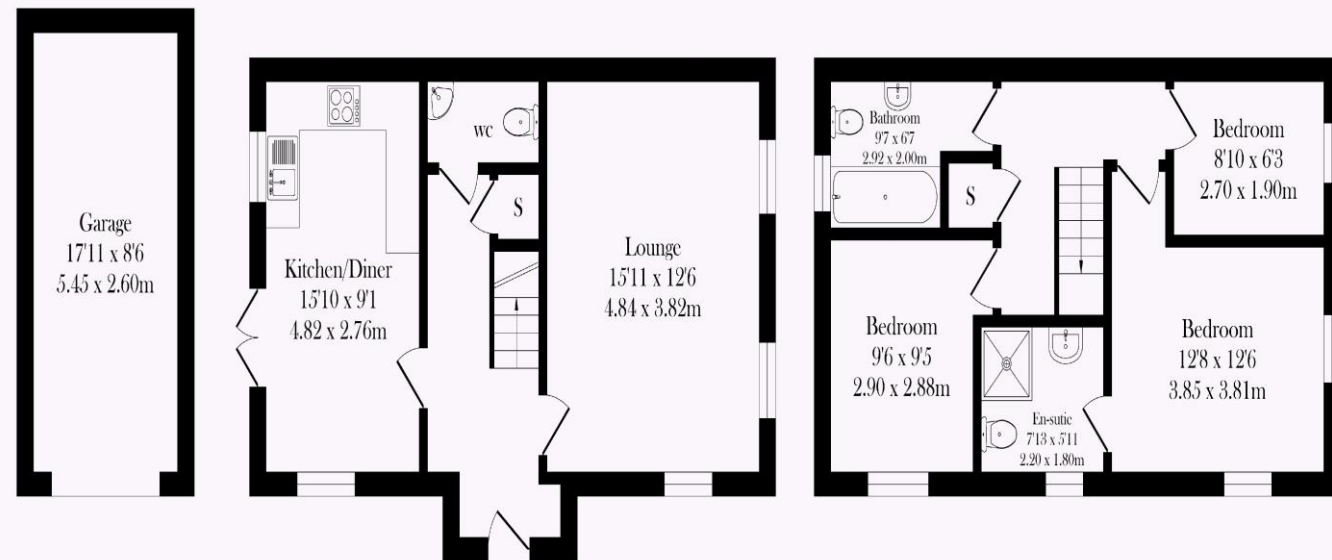
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Garage
Approx. Floor
Area 14.1 Sq.M
(152 Sq.Ft.)

Ground Floor
Approx. Floor
Area 44.5 Sq.M
(479 Sq.Ft.)

First Floor
Approx. Floor
Area 42.9 Sq.M
(462 Sq.Ft.)

TRACY PHILLIPS
Estates

Total Approx. Floor Area 101.5 Sq.M. (1093 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228

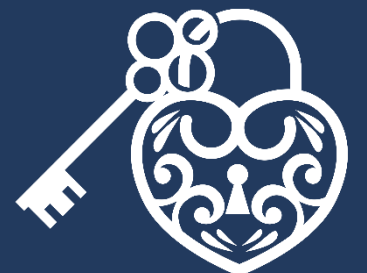
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £325,000

Moss Green Close, Standish, WN6 0FD

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.



Situated on a desirable corner plot in the charming village of Standish, this impressive three-bedroom detached family home offers modern living with a blend of style and comfort. With excellent local amenities, top-rated schools and beautiful countryside walks nearby, this property provides an ideal setting for family life, just a 10-minute commute to the M6. The property boasts a large driveway with space for 2-3 cars providing ample off-road parking. The driveway leads to a single brick garage with a pitched roof and has fitted power sockets and lighting, making it perfect for storage. The front garden is laid to lawn, with a welcoming pathway leading to the front entrance door.

Step into the large and inviting hallway, featuring stylish panelled walls and durable Amtico flooring. The hallway offers practical understairs storage and access to a convenient cloakroom with a WC, vanity sink, and a heated towel rail. The modern kitchen diner is a fantastic space for family meals and entertaining. The kitchen is fully fitted with integrated appliances including a dishwasher, fridge freezer, washing machine, and oven. The Amtico flooring adds a sleek, contemporary touch and French doors open directly onto the secure rear garden, allowing for a seamless indoor-outdoor flow. The spacious lounge provides a bright and comfortable space for relaxing and entertaining, with ample room for family seating. To the first floor, the large master bedroom features dual-aspect windows, offering plenty of natural light. It includes an en-suite shower room with a double shower, a modern vanity sink unit and a WC. Bedroom Two is a good-sized double bedroom fitted with parquet flooring and is perfect for family members or guests. There is also a good-sized single bedroom, offering versatility as a child's room, guest room, or study. The stylish family bathroom is fitted with an electric shower over the bath, a vanity sink unit, WC, and a heated towel rail, blending practicality with comfort.

The property is heated with a gas central heating system and is fitted with double glazed windows.

Externally, the secure rear garden is mainly laid to lawn, providing a safe and private space for children to play and for outdoor relaxation. The garden offers a blank canvas for gardening enthusiasts or the perfect setting for summer barbecues.

Standish village offers a perfect balance of rural charm and convenience, with local shops, excellent schools, and beautiful countryside walks all within easy reach. The property's proximity to the M6 ensures easy commuting to nearby towns and cities, making this home a fantastic choice for those who need accessibility. Early viewing of this lovely home is highly recommended.

