



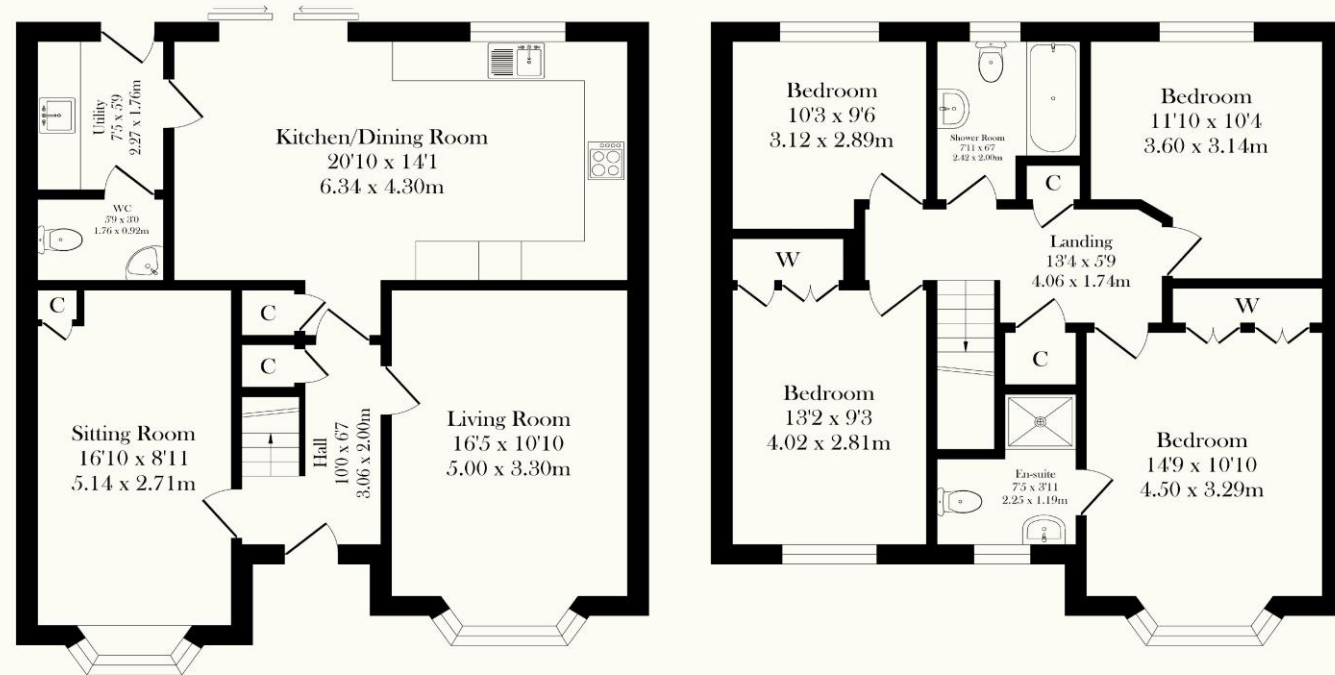
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor Area 70.9 Sq.M (763 Sq.Ft.)

First Floor  
Approx. Floor Area 66.9 Sq.M (720 Sq.Ft.)

**Total Approx. Floor Area 137.8 Sq.M. (1483 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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



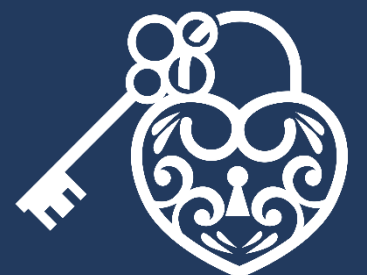
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Asking Price £425,000

Meadowacre, Standish, WN6 0US



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Welcome to this elegant double-fronted residence, where contemporary style meets traditional charm. The property boasts a beautifully maintained lawn garden at the front, accentuated by mature hedges and shrubs, and offers ample parking on a spacious driveway. Step through the inviting storm porch into a warm entrance hallway featuring stylish Karndean flooring. The ground floor impresses with two stunning reception areas. The spacious lounge, adorned with a striking bay window and Karndean flooring, creates a welcoming atmosphere, while the large, bright second reception room, also enhanced by a bay window, provides versatile living space. The heart of the home is the exquisite dining kitchen at the rear. This comes complete with a range of fitted units, an integrated dishwasher, two ovens, a hob, and a fridge freezer. A double pantry cupboard, granite worktops, and stunning porcelain tiled flooring add a touch of luxury. French doors open directly onto the garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen, a spacious utility room with a fitted cupboard and plumbing for a washing machine ensures practicality, complemented by a conveniently located cloakroom featuring a WC and sink. Upstairs, four generously sized double bedrooms await. The master bedroom, positioned at the front of the property, is a true retreat with an array of fitted wardrobes and a luxurious en-suite bathroom complete with a shower, WC and sink. The additional three bright and well-presented double bedrooms offer ample space for family or guests, the second bedroom also with fitted wardrobes, whilst the family bathroom featuring a shower over the bath, WC and sink caters to the needs of a modern household. Outside, the south-facing rear garden is an idyllic haven. It features a lawn, meticulously designed borders with well-chosen planting, and a beautiful Indian stone patio area—perfect for outdoor entertaining or quiet relaxation. Nestled in a small, peaceful cul-de-sac on the edge of Standish village. With beautiful countryside walks right on the doorstep and Standish’s array of shops, cafés, restaurants, and excellent primary and secondary schools just a short distance away, this home is ideal for families and professionals alike. Plus, with Junction 27 of the M6 just five minutes away, commuting is effortless. This exceptional property is offered with no chain, providing a seamless opportunity for those seeking a stylish, move-in ready family home in a desirable location.





