



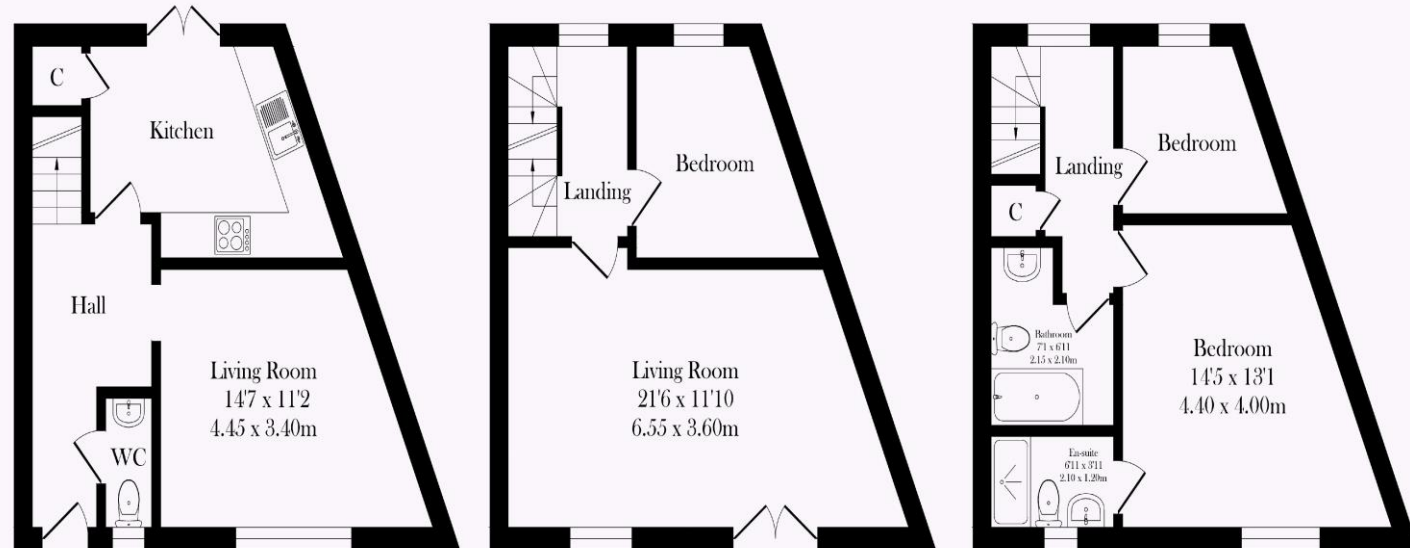
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 33.3 Sq.M
(358 Sq.Ft.)

First Floor
Approx. Floor
Area 33.3 Sq.M
(358 Sq.Ft.)

Second Floor
Approx. Floor
Area 33.3 Sq.M
(358 Sq.Ft.)

Total Approx. Floor Area 99.9 Sq.M. (1074 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		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



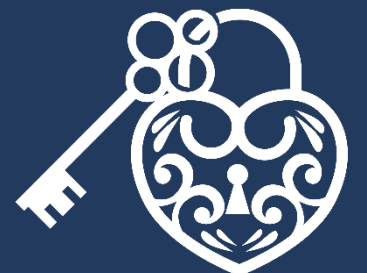
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Region of £210,000

Trevore Drive, Standish



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Located on a highly sought-after estate in Standish, this beautifully presented and deceptively spacious home offers versatile living across three floors. Ideal for growing families or those looking for flexible accommodation, the property benefits from allocated parking to the rear and is close to excellent local amenities and schools.

The ground floor opens with a spacious entrance hallway that sets the tone for the rest of the home. To the front, a large reception room currently used as a playroom offers the potential to serve as a fourth bedroom, home office, or second sitting room. To the rear, a stylish dining kitchen is fitted with modern units and integrated appliances, including an oven and hob. French doors lead directly out onto the secure rear garden, making it a perfect space for entertaining. A handy cloakroom with WC and sink completes the ground floor. On the first floor, you'll find a well-sized double bedroom to the rear and a generously proportioned lounge to the front. The lounge features a large window and French doors opening onto a Juliet balcony, flooding the space with natural light and adding a touch of elegance. The second floor comprises two further double bedrooms. The rear-facing bedroom offers a quiet retreat, while the front-facing master bedroom is spacious and bright, complete with its own en suite shower room with WC and sink. A family bathroom with a bath, WC, and sink, as well as a useful storage cupboard on the landing, round off this floor.

The rear garden is secure and low maintenance, featuring artificial lawn and a gate that leads directly to the allocated parking space. The home is ideally positioned close to a range of local shops, lovely cafés, and popular restaurants, along with picturesque local walks and green spaces.

This property offers a wonderful combination of space, flexibility, and location — an ideal choice for any family looking to make their home in the vibrant and well-connected community of Standish.





