



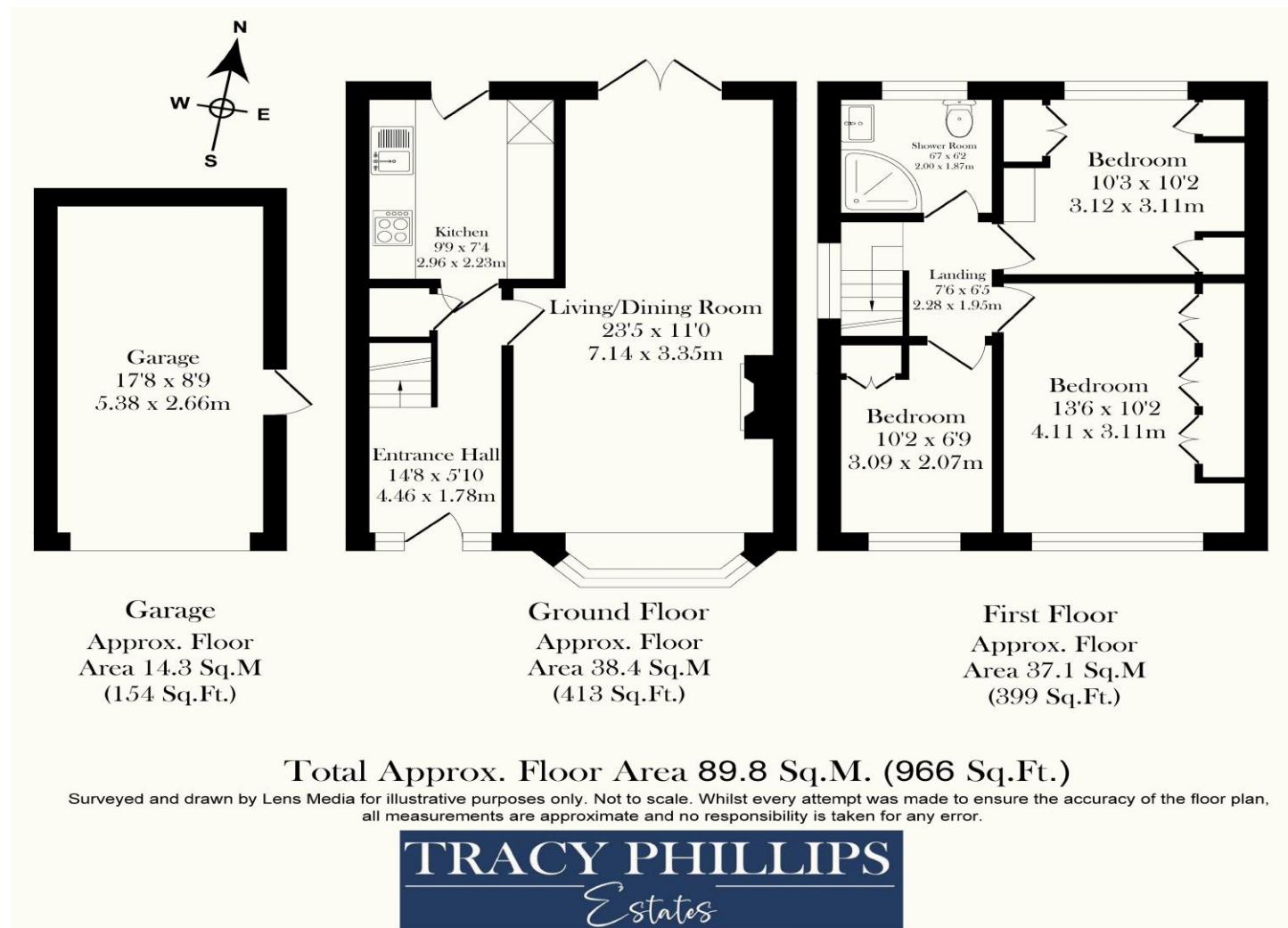
# TRACY PHILLIPS

## Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Offers In Excess Of £215,000

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Offered with no chain. This well-maintained three-bedroom semi-detached home offers comfortable living . The property features an attractive Indian stone driveway providing ample parking for multiple vehicles, leading to a detached, brick-built single garage at the rear. The garage is equipped with power, lighting, and a roller door, ideal for storage or workshop use. Upon entering, you are welcomed into a bright hallway with a useful understairs storage cupboard. The spacious lounge flows into the dining area, creating an inviting open-plan living space. A bay window to the front and French doors to the rear garden flood the room with natural light, while a remote-control gas fireplace adds a cozy touch. The newly fitted kitchen boasts a full range of integrated appliances, including a dishwasher, washing machine, fridge, microwave, grill, and oven. Tiled walls, a vinyl ceiling, and laminate flooring complete the modern look, with a convenient door leading to the rear garden. Upstairs, the stylish new bathroom features a corner shower, WC, and vanity sink unit. The master bedroom at the front offers generous proportions and a full range of fitted wardrobes. The second bedroom, a spacious double, overlooks the rear garden and also includes fitted wardrobes. The third bedroom is a comfortable single with a built-in cupboard, perfect for a child's room or home office. Additional storage is available in the fully boarded loft. The rear garden is private and secure, laid with Indian stone for easy maintenance. With double glazing throughout, this home is energy-efficient and ideal for families or professionals looking for a well-located, property in Standish.



