



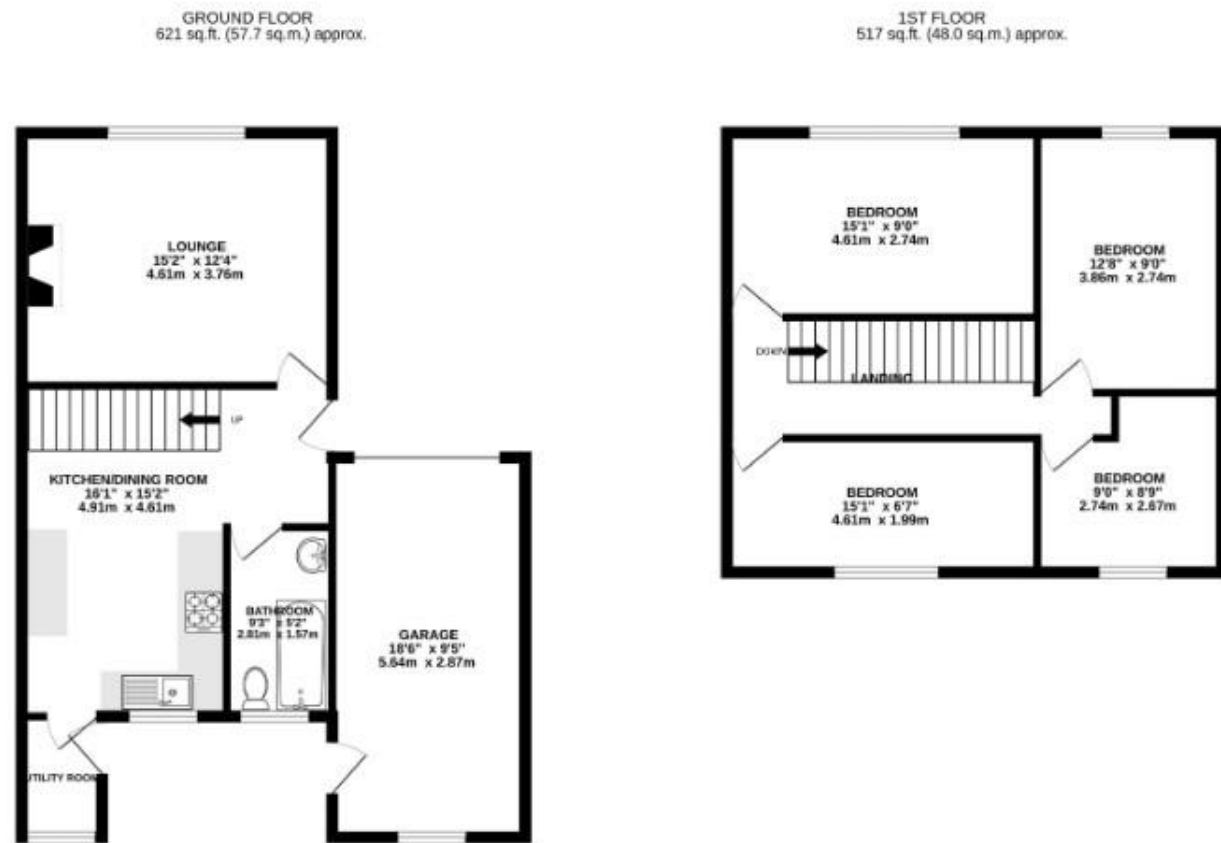
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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Asking Price: £210,000

Old Pepper Lane, Standish, WN6 0PL



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Perfectly suited for young families, this spacious four-bedroom semi-detached home offers space and flowing accommodation. Set along the highly desirable lane, with open views over farmland to the front, this home stands out from its neighbours thanks to its extension which has cleverly created four good sized bedrooms.

With approximately 1118 sq. feet of versatile living space, the accommodation flows from the welcoming entrance hall into a bright and spacious lounge, where a large picture window floods the space with natural light. An attractive fireplace creates a cosy focal point, and the large front window fills the room with light. The open plan kitchen leads from the hallway and is fitted with a generous range of wall and base units, an integrated electric oven and gas hob, and space for all necessary appliances. It opens directly into and provides easy access to the rear garden, making it perfect for families and those who love to entertain. The ground floor is completed with the family bathroom which is a three piece suite. Upstairs, you'll find four great sized bedrooms, with the main bedroom featuring a range of fitted wardrobes and delightful views over the open fields to the front of the home.

Outside, the home enjoys a driveway offering off-road parking and leading to a covered car port area and into the garage beyond. The rear garden is private and secure, with a patio area ideal for al fresco dining, and a lawn perfect for children to play.

Ideally located just a short drive—or pleasant walk via a newly created footpath—from Standish Village, this property benefits from easy access to a wide range of local shops, cafes, bars, and excellent schools (including four rated 'Outstanding'). The nearby M6 motorway ensures excellent commuter links, making this the perfect base for balancing family life and work commitments.

Early viewing is highly recommended to fully appreciate the location and potential of this home which is also offered with no onward chain.

