



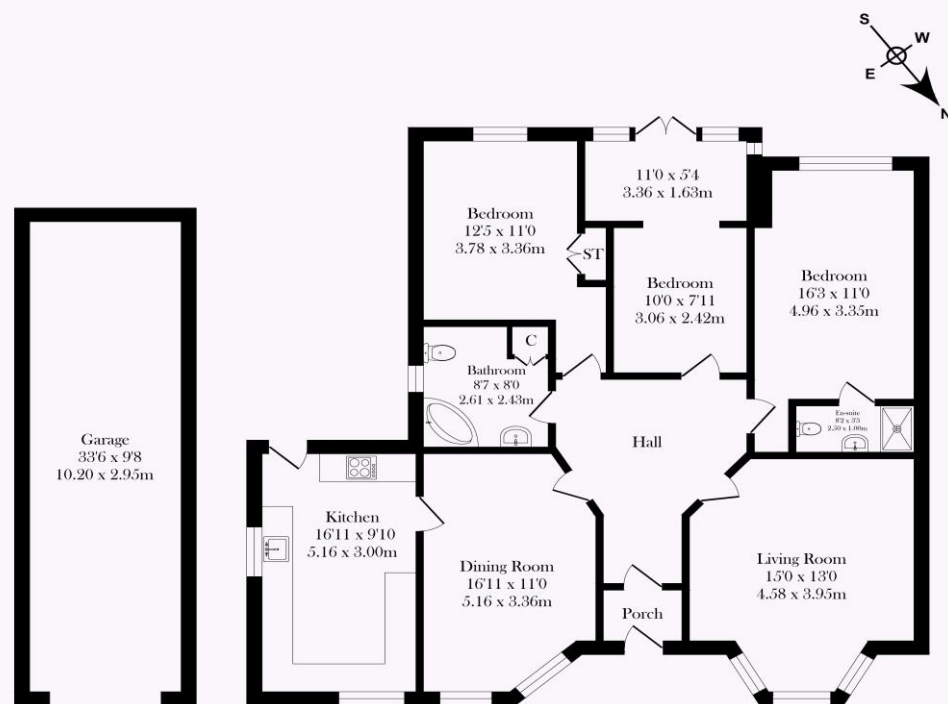
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Garage
Approx. Floor
Area 30.0 Sq.M
(323 Sq.Ft.)

Approx. Floor
Area 122.7 Sq.M
(1321 Sq.Ft.)

Total Approx. Floor Area 152.9 Sq.M. (1646 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.

TRACY PHILLIPS
Estates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



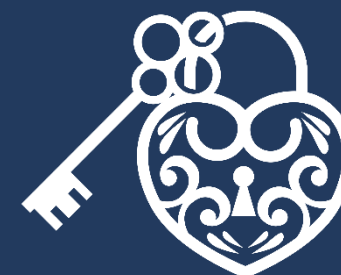
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £410,000

Wigan Road, Standish



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.

True bungalows are highly sought after and difficult to find, particularly ones that are in such good condition and as well presented as this lovely family home. The current owners have created a quite wonderful property, with care and attention to detail to offer modern and turnkey accommodation crafted from an elegant 1930's home. The standard and level of presentation are a true credit to them. The property rests on a private, elevated Southerly facing plot, and has a beautifully landscaped private rear garden.

The traditional double fronted property features accommodation, which extends to approximately 1646 sq ft and briefly comprises a traditional entrance via the original front door into a welcoming entrance hallway / reception area. Leading from the hallway there is access to the two front double reception rooms, both featuring beautiful walk-in bay windows and one currently utilised as a dining room and beautiful sitting room. The hallway also leads to the bedrooms situated at the rear of the home. The kitchen has been fitted out with a stunning range of units with a neutral finish and leads directly off the dining room, ideal for entertaining. Included within the kitchen are a range of units and offering space for the white goods. The room is finished with accented tiling and granite worksurfaces. There are three excellent bedrooms within this property, both offering South facing aspects, The master bedroom features an en suite shower room and fitted wardrobes, whilst bedroom two (currently utilised as a sitting room) leads into an attractive sun lounge leading directly to the garden. The internal accommodation is completed with a family bathroom suite.

The gardens from this property are equally as beautifully maintained and tended. Highlights include a large patio area leading from the house, perfect for al fresco dining, and bordered by gravelled paths and edged by mature planting, which offers privacy. The external space to the side of the home provides off road parking via a tarmac driveway and access to the impressive large detached garage, which could be converted to ancillary accommodation if required, and extends to over 33' ft and currently including excellent storage and workshop area.

Standish village is a short drive away with a wealth of shops, eateries and facilities. The thriving village centre features flagship local restaurants, doctors, dentist and two supermarkets. Local schools are in high demand as the village offers four 'outstanding' schools at both primary and secondary level. There is excellent motorway and rail access and yet equally a short stroll will take you to the beautiful Douglas Valley and Haigh Country Estate.

Viewings of this beautiful home are recommended to appreciate the stylish and immaculate accommodation.





