



TRACY PHILLIPS

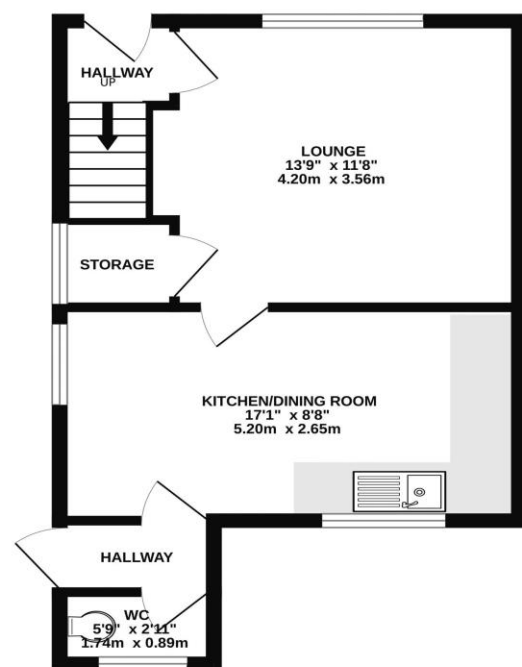
Estates



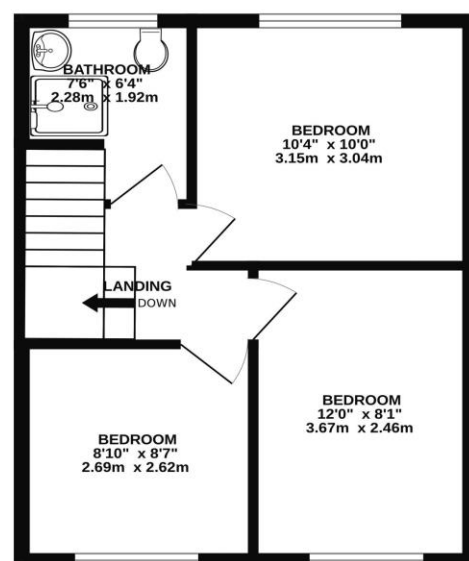
TRACY PHILLIPS

Estates

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £175,000

Broomfield Road, Standish, WN6 0LY



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Set within walking distance of the vibrant village of Standish, this semi-detached home enjoys a peaceful rear plot, perfect for those seeking both convenience and easy access into the village.

The accommodation opens into a spacious hallway and lounge. The lounge features a characterful fireplace. The dining kitchen features a range of fitted units offering good space and access in to the rear garden via a further hallway and also access to a handy ground floor w.c. Upstairs, there are three generously sized double bedrooms, both offering excellent storage with a range of fitted wardrobes. The modern shower room includes a walk-in corner shower, vanity unit with washbasin, and WC.

Externally, the home provides off-road parking for several vehicles via a flagged double width drive. The rear garden has also been flagged for ease of maintenance.

Located just a five-minute walk from Standish village, you'll have a wide selection of local amenities on your doorstep, including supermarkets, independent shops, cafes, and bars. The area also boasts highly regarded schools and excellent transport links via the M6 and M61. For outdoor enthusiasts, Haigh Country Park is also within easy reach.

Viewings are now welcomed for this versatile and well-located home.





