



# TRACY PHILLIPS

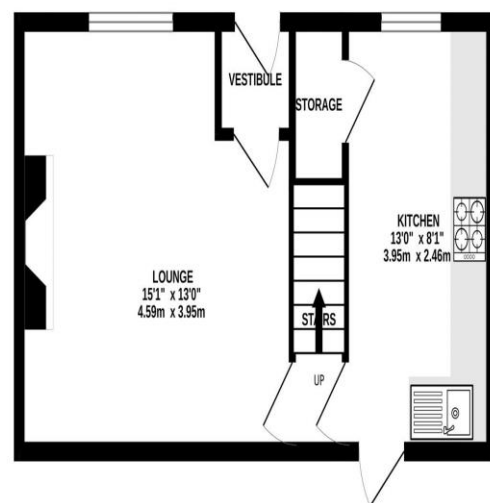
## Estates



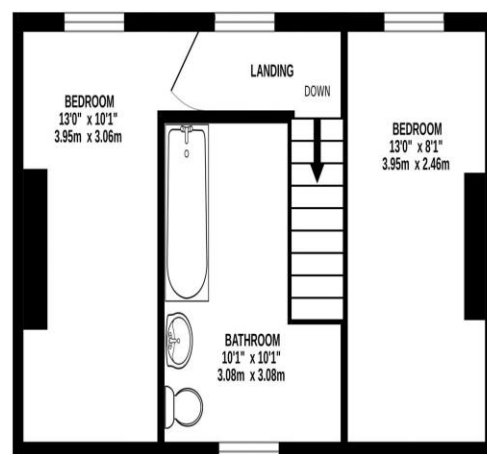
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 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		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £125,000

Old Pepper Lane, Standish



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Located in this very popular area of Shevington Moor with really easy motorway access, this double fronted end terraced home will provide a super starter home for any clients who wish to add their own stamp to a property. The property is offered for sale at a realistic price and provides potential for buyers. It would ideally suit a first-time buyer or equally an investor too.

The accommodation extends to approximately 656 square feet and briefly comprises an entrance vestibule which leads into the good-sized lounge with a wall mounted electric fire. The staircase rises to the first floor through the centre of the home whilst the kitchen is positioned to the other side of the property and leads in to the rear courtyard. Fitted with kitchen units in white and including an integrated electric hob and oven. There is also a really good sized understairs cupboard in the room too, ideal for large item storage. The first floor offers two nicely sized bedrooms and the family bathroom which comprises of a three-piece suite in classic white with a bath and overhead shower, wash hand basin and w.c.

Externally, to the rear of the property there is a courtyard area. This courtyard could be used for off road parking. There is also a brick built outdoor store.

Shevington Moor is ideally place for easy motorway access although there is also the newly completed mineral line which allows access to Standish Village in a 10-15 minute walk. The village provides good schools, shops, bars, cafes and restaurants.

Viewings of this property, which offers great potential are now recommended via our office.



