



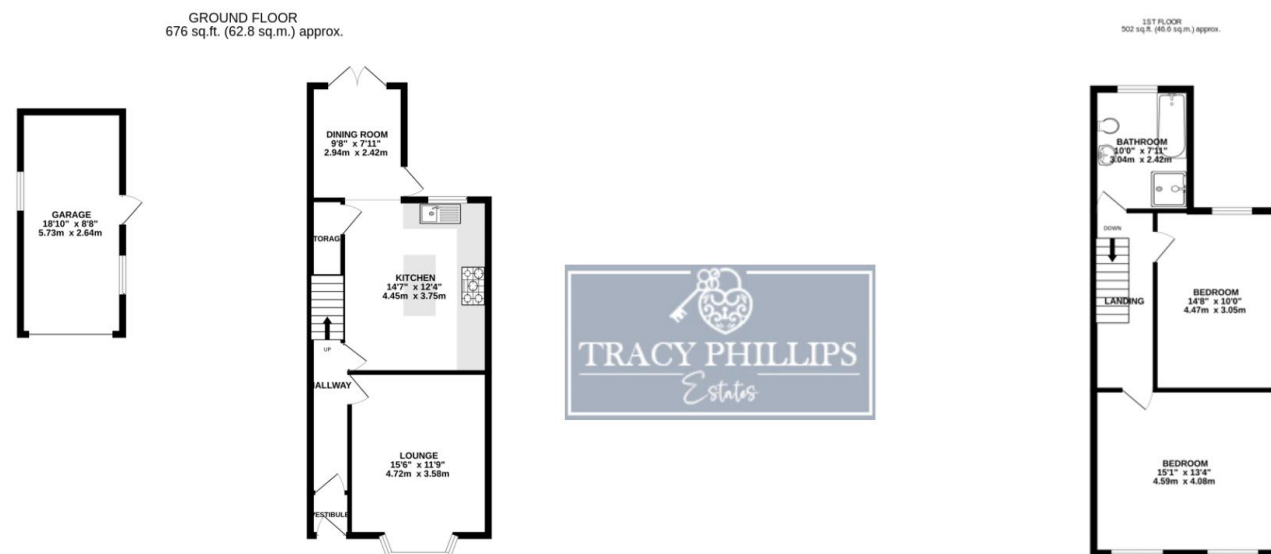
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



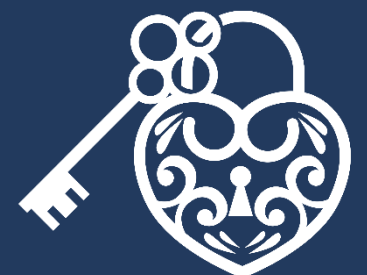
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Asking Price £200,000

School Lane, Standish WN6 0TD



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It's rare that a home of such immaculate condition, timeless character, and undeniable charm comes to market—especially in the heart of one of Standish's most desirable locations. Situated along the sought-after School Lane, this remarkable property offers over 1,100 sq. ft. of beautifully appointed living space, brimming with stylish touches and period features throughout. A true credit to its current owners, this home seamlessly blends traditional elegance with modern-day comforts.

From the moment you step through the traditional entrance vestibule, the sense of warmth and quality is unmistakable. The classic hallway, complete with original dado rails and an elegant staircase, sets the tone for the rest of the home. To the front, the spacious lounge is bathed in natural light from a large walk-in bay window, with an electric stove set within a charming fireplace—creating the perfect focal point for cosy evenings in. The heart of the home is undoubtedly the kitchen—a thoughtfully designed space featuring timeless Shaker-style cabinetry, wood-effect worktops, and a central island. An exposed brick chimney breast provides an ideal spot for a freestanding range cooker, adding rustic charm and functionality. Adjoining this space is a bright and airy dining area, with generous glazing and direct access to the private rear courtyard—perfect for entertaining or enjoying alfresco meals.

Upstairs, the original balustrade enhances the character of the landing, which leads to two well-proportioned and beautifully presented bedrooms. The bathroom is simply stunning, showcasing a freestanding bath, a separate walk-in shower enclosure, a vanity unit with washbasin, and WC—all finished with tasteful ceramic tiling to evoke a luxurious, spa-like feel.

Externally, the property is garden-fronted with a traditional low red-brick wall and a charming pathway to the front door. To the rear, the walled courtyard offers a private, low-maintenance outdoor retreat—ideal for relaxing in peace or hosting guests. Importantly, the property also benefits from designated parking and a garage—a rare and valuable addition in this central village location.

Positioned just a short stroll from Standish village centre, residents will enjoy easy access to a wide array of local amenities, including shops, excellent schools, cafes, restaurants, and bars. For commuters, the M6 motorway is just minutes away, making this a superb base for those needing swift connections to the wider region.

In summary, this exceptional home offers a rare opportunity to acquire a beautifully maintained and characterful property in one of Standish's most sought-after settings. Early viewing is highly recommended to fully appreciate everything it has to offer.





