



TRACY PHILLIPS

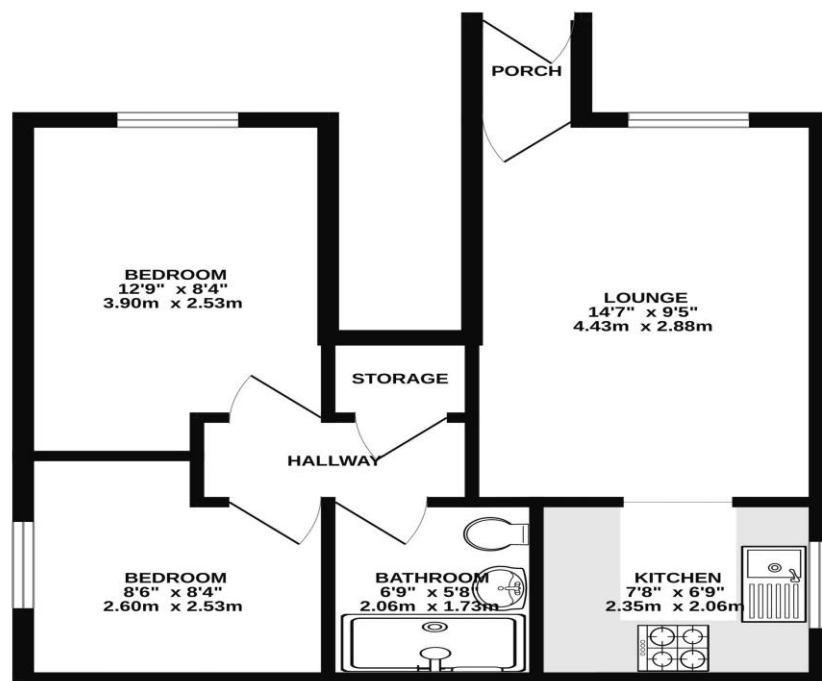
Estates



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Estates

GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (40.9 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £100,000

St. James Court, Standish, WN6 0JQ



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This well-presented two-bedroom ground floor apartment is ideally situated in the heart of Standish village, with a host of local amenities all within walking distance. Residents can enjoy the convenience of nearby shops, restaurants, cafes, and scenic local walks, making it a perfect location for those seeking both comfort and lifestyle. Additionally, excellent transport links are close at hand, with Junction 27 of the M6 motorway just a 10-minute drive away—ideal for commuters.

Accessed via a private entrance, the property opens into an entrance porch that leads through to a generously sized lounge. The lounge provides a welcoming and versatile living space, flowing seamlessly into the kitchen. Overlooking the communal gardens, the kitchen is fitted with a range of modern white wall and base units, complemented by contrasting work surfaces. It comes fully equipped with an integrated electric oven, halogen hob, and extractor hood. There is also an integrated fridge freezer. Both bedrooms are tastefully decorated in neutral tones and enjoy an abundance of natural light, creating a bright and appealing atmosphere. The second bedroom is currently being used as a dining room. The shower room is fitted with a modern three-piece suite including a vanity wash hand basin and built-in wc, and a good-sized shower cubicle.

Externally, the property benefits from off-road parking facilities to the rear.

Offered with no onward chain, this apartment presents an excellent opportunity for a discerning purchaser.

