



# TRACY PHILLIPS

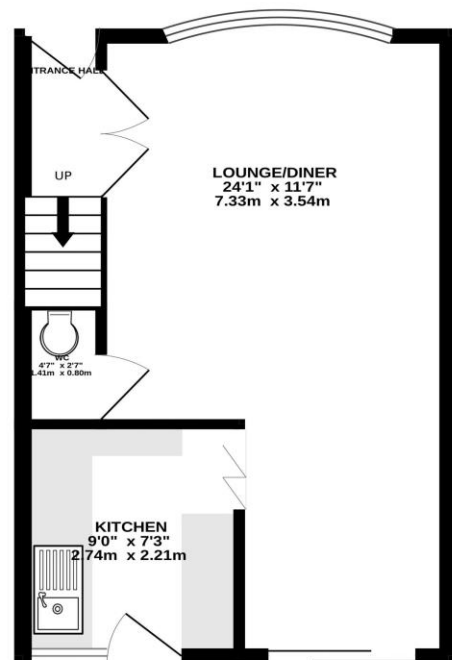
## Estates



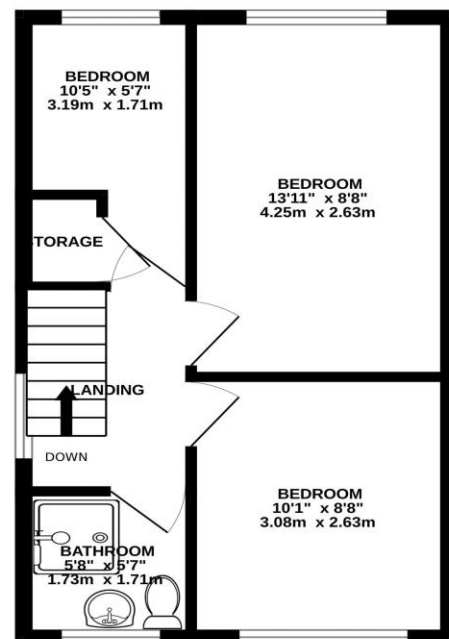
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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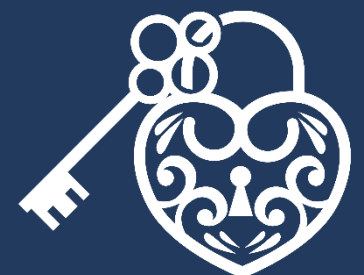
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Asking Price: £190,000

Robin Hill Drive, Standish, WN6 0QW



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Situated in the highly sought-after village of Standish, this well-proportioned three-bedroom home offers an excellent opportunity for buyers looking to move into a desirable location renowned for its excellent schools, local amenities, and convenient transport links. The property is offered for sale with no onward chain, making it an ideal choice for those seeking a straightforward purchase.

The accommodation comprises an entrance hallway leading to a through lounge and dining room, complete with a feature fireplace providing a focal point for the space. Please note whilst there is gas connected to the property, there is no gas central heating boiler, the property is warmed by electric storage heaters. The fitted kitchen is positioned to the rear and provides direct access to the garden.

Upstairs, there are three bedrooms—the master and second bedrooms are generous doubles, while the third is a comfortable single. The family bathroom includes a shower, WC and wash basin.

Outside, the home benefits from driveway parking leading to a detached single garage, providing ample off-road parking and storage. The rear garden is not overlooked.

Ideally located just five minutes from Junction 27 of the M6, this property combines convenience, privacy, and potential—perfect for families or those looking to settle in a thriving and friendly community.

