



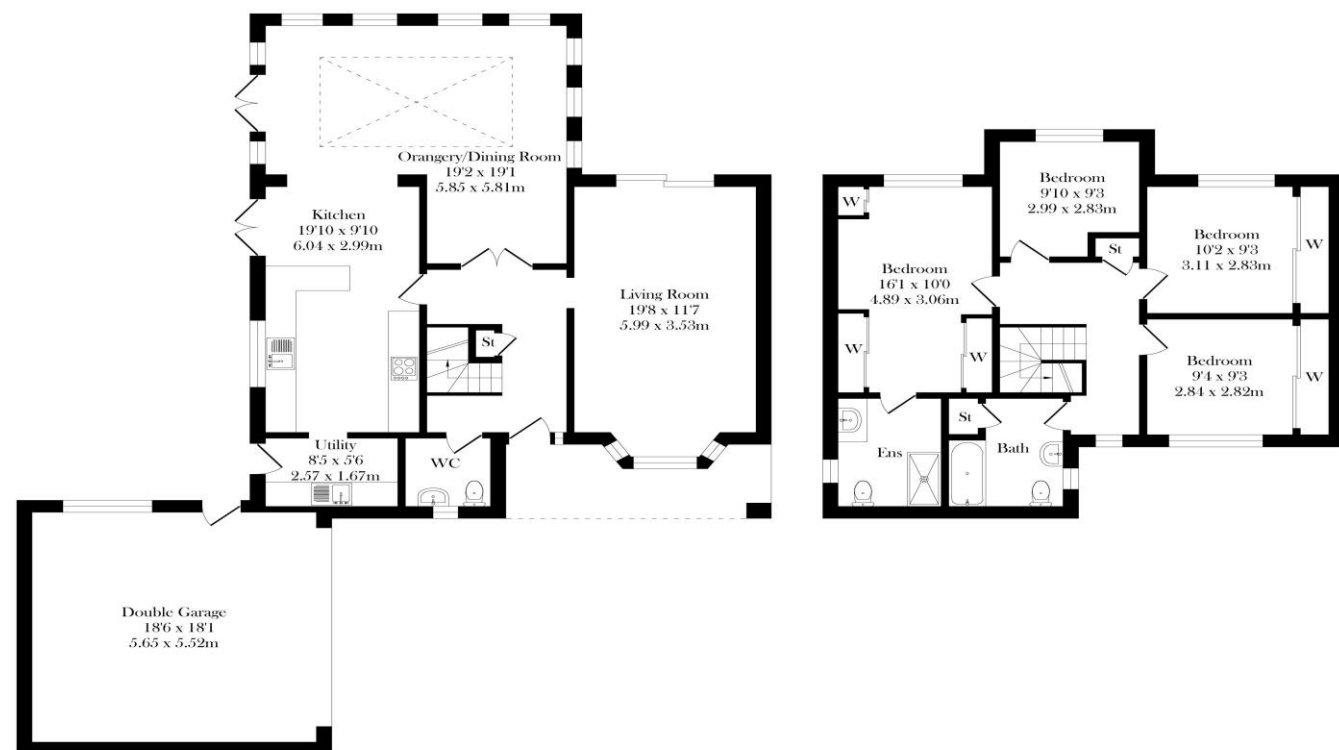
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 121.0 Sq.M (1302 Sq.Ft.)

First Floor
Approx. Floor Area 68.8 Sq.M (740 Sq.Ft.)

Total Approx. Floor Area 189.8 Sq.M. (2042 Sq.Ft.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	



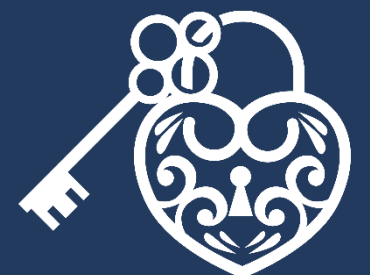
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Offers Over £425,000

Barrowcroft Close, Standish



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What we love..... "The stunning bespoke garden room, overlooking the lovely private and beautifully designed gardens situated in an exclusive position, on this small cul de sac" Occupying an extensive corner plot on this exclusive cul de sac, this absolutely immaculate home is a credit to the current owners, both internally and externally. With excellent square footage extending to over 2000 sq ft and arranged over two levels, this lovely family home is a super example of a property in 'turn key' condition, which has been tastefully and skilfully extended by the owners.

The detached property is conveniently located for a host of local amenities as well as being in the catchment area for a number of excellent local schools and internal inspection is highly recommended and will reveal accommodation that is very well presented, extremely well cared for and filled with an abundance of natural light.

Brief highlights include a welcoming reception hallway, a handy and spacious two piece downstairs cloaks/wc, a large living room with double aspects and access in to the rear garden. The beautifully appointed breakfast kitchen is fitted with a comprehensive array of quality wall and base units with ample workspace, and a range of integrated appliances including a double oven, gas hob, fridge, freezer and dishwasher. There is space for dining in the kitchen, which leads directly into the garden. The kitchen opens on to a stunning garden room with aspects over the entire rear garden and with a lantern roof, finished to an excellent quality, and a calming space to enjoy the rear gardens including a seating and further dining area, forming the perfect space for entertaining, and the whole family to enjoy. The ground floor is completed with a practical utility room that also has fitted units and plumbing for a washer and dryer.

On the first floor there are four well proportioned bedrooms (three with fitted furniture), leading around the excellent landing, a three piece en-suite shower room to the master bedroom and a dressing area, and a family bathroom. Externally the property rests on a good sized private corner plot with well kept gardens all around the property. To the front there is ample parking on the block paved driveway with access to an attached double garage.

To the rear there are neat lawns with mature borders, planted beds and several paved patio area for outdoor dining, and a covered pergola. Other benefits of this fabulous family home include gas central heating and double glazing. The thriving village of Standish is a short walk away and offers some of the area's outstanding schools, both at primary and secondary level, excellent independent shops and an array of places to dine. Countryside walks are also on hand, as is excellent access to the nearby motorway network. Viewings of this delightful family home are now welcomed.

