



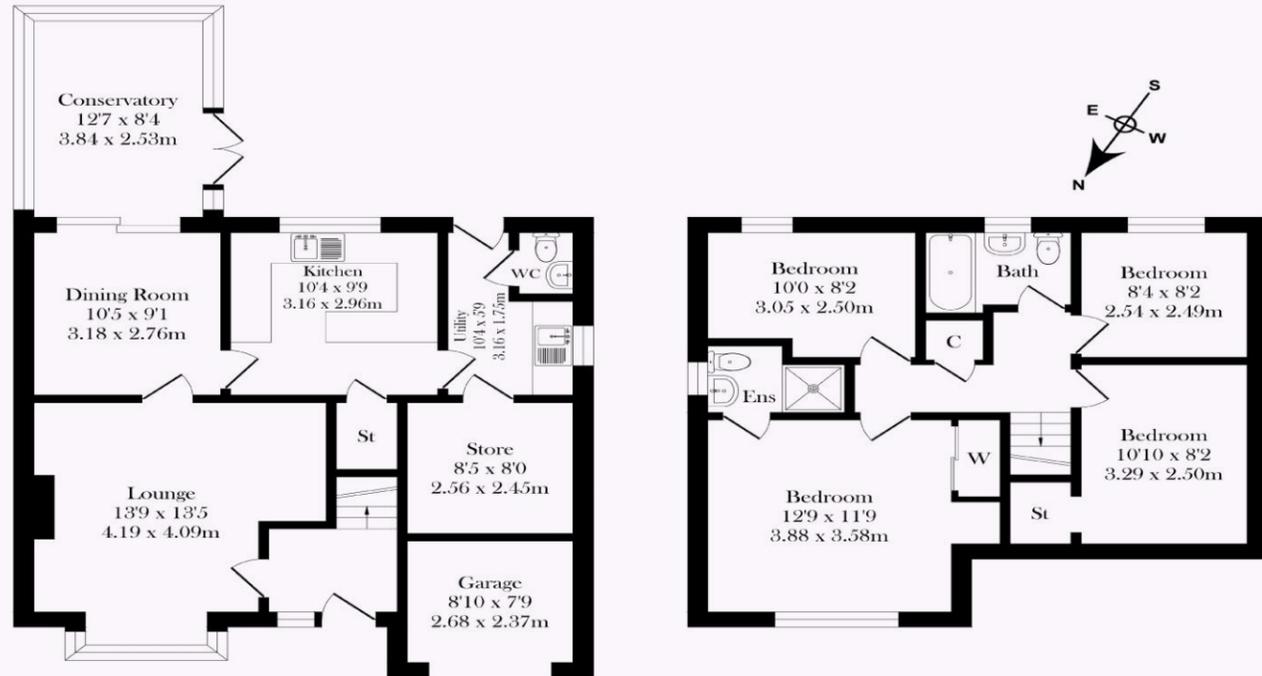
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 73.0 Sq.M
(786 Sq.Ft.)

First Floor
Approx. Floor
Area 53.3 Sq.M
(574 Sq.Ft.)

Total Approx. Floor Area 126.3 Sq.M. (1360 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Offers in Excess of £325,000

Woodhurst Drive, Standish



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Situated on this ever-popular estate, within walking distance of the vibrant village of Standish, this attractive and beautifully presented detached family home is presented to a super standard and has been loved and cared for by the present owners. Offering a generous floor plan of approximately 1360 sq ft this lovely home is in an excellent position for walking to the local outstanding schools and should be viewed to appreciate the accommodation. The floor plan briefly consists of an entrance hallway, with staircase rising to the first floor and leading into the cosy lounge featuring a stone fireplace and housing a gas fire. The lounge then leads in to a second reception room, currently used as an additional snug or alternatively could be used as a dining room. This reception room leads into both the conservatory at the rear of the home and into the garden and the attractively finished kitchen. Filled with a range of units in high gloss cream, the kitchen has been carefully designed and stylishly finished with a range of units including a breakfast bar, ideal for informal dining and integrated appliances including a fridge freezer and dishwasher. There is also a super range cooker. Complimentary tiling completes the look. From the kitchen there is access to the handy utility room, housing the homes laundry facilities and a cloakroom with an attractive vanity wash hand basin and w.c. There is also further access into the garden from here and also into the partially converted garage which has been sectioned to include a super additional storage area, whilst retaining the garage door to the front, and could easily be converted back to a garage if required.

The first floor offers four super bedrooms, the family bathroom and an ensuite shower room to the master bedroom. Both of the bathrooms have been refitted with tasteful suites and attractive tiling with the ensuite including a wood effect vanity unit, walk in shower and w.c whilst the family bathroom is complete with a three-piece suite consisting of a panelled bath, with overhead shower, pedestal wash hand basin and w.c. The main bedroom also features excellent built-in storage.

Externally the property rests on a pretty and well sized plot which provides off road driveway parking to the front of the home and leading to the garage, with lawns to the side of the driveway. There is easy access down the sides of the home and leading to the lovely rear garden. With a super patio area, ideal for outdoor dining, with planting around and steps to the lawns positioned at the rear and also including a handy low maintenance storage shed.

Standish Village is one of the most sought after in the area, and this home is ideal for not only easy access into the village but equally a short drive from the M6 motorway junction. The village itself provides everything required for family living and also provides excellent facilities for dining and entertaining.

Viewings of this quite lovely home, beautifully presented by its owners are now welcomed.





