



Breakkey & Co



High Street, Standish

Offers in Excess of £150,000

- Three bedrooms
- NO CHAIN
- Large rear garden
- End terrace
- Well maintained throughout
- Two reception rooms
- Sought after location
- Large conservatory
- EPC- E



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DESCRIPTION

Positioned in the heart of Standish is this spacious three bed end terrace offered for sale with NO CHAIN. This lovely home has been well maintained throughout and would be perfect for first time buyers and families alike. The property itself rests within the catchment to the areas highly acclaimed schools and is within walking distance to the bustling appleby of Standish Village which offers a range of shops and amenities. The M6 motorway is also only a short drive away making this an ideal spot for commuters. Internally the accommodation is arranged over two floors and in brief comprises of; welcoming entrance porch/ hallway, reception room, lounge and the fitted kitchen which leads out into the bright and airy family room overlooking the rear garden. To the first floor the landing area gives access to three bedrooms with bedroom two benefiting from fitted wardrobes. The tiled family bathroom completes the first floor accommodation. Externally this wonderful home offers a large garden to the rear with a lawn, flagged patio area and a pizza oven making this a fantastic outdoor space for entertaining family and friends. Early viewings are highly recommended to avoid disappointment. NO CHAIN.





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ACCOMMODATION

Reception Room 12' 9" x 10' 11" (3.88m x 3.34m)

Lounge 14' 4" x 11' 5" (4.36m x 3.48m)

Kitchen/Family Room 25' 9" x 14' 8" (7.85m x 4.47m)

Bedroom One 14' 5" x 11' 1" (4.40m x 3.39m)

Bedroom Two 10' 11" x 10' 8" (3.33m x 3.25m)

Bedroom Three 8' 10" x 8' 10" (2.70m x 2.70m)

Bathroom 10' 3" x 5' 5" (3.12m x 1.64m)

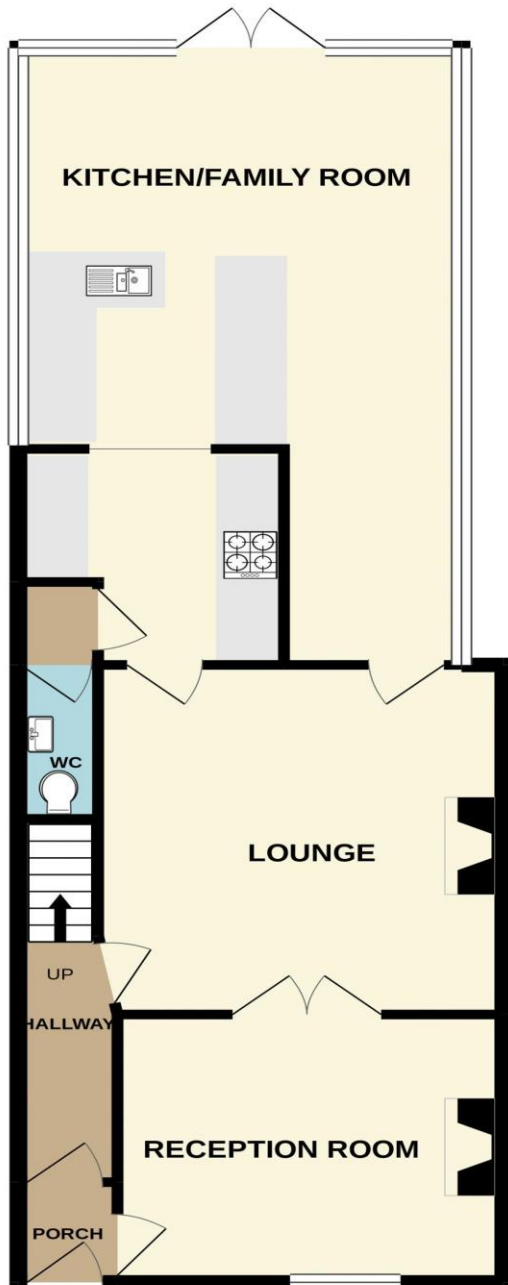




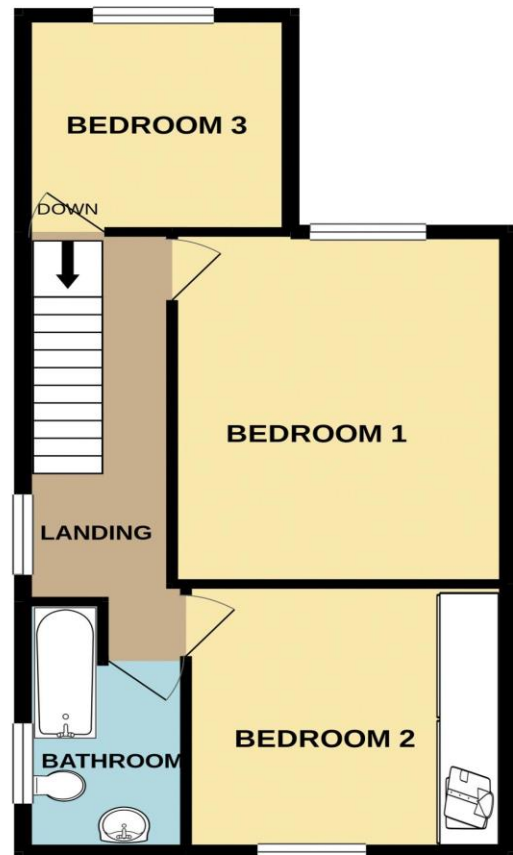


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GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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