



TRACY PHILLIPS

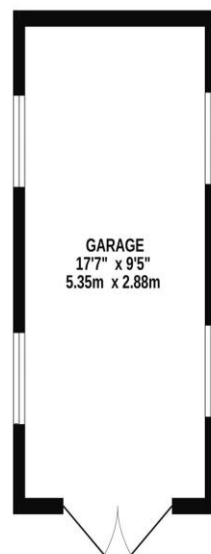
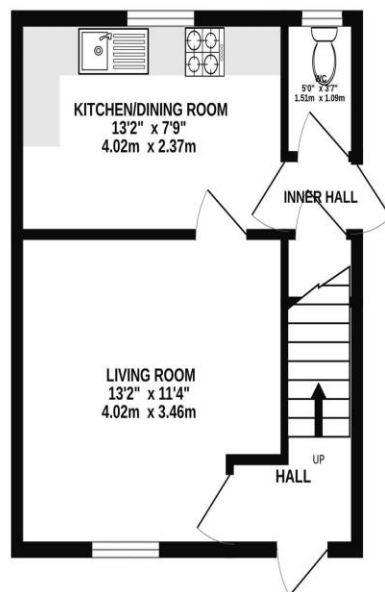
Estates



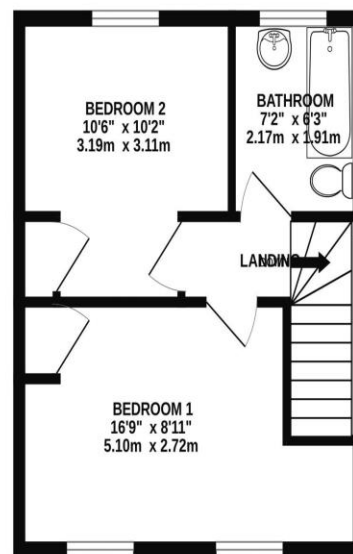
TRACY PHILLIPS

Estates

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.9 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 70 C, Potential: 86 B



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Asking Price £180,000

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Within walking distance of Standish village centre and the highly acclaimed St Marie's Primary School, this semi-detached home is perfectly suited to families, first-time buyers or those seeking a move to this highly sought-after area. The accommodation briefly comprises an entrance hallway and staircase rising to the first floor and leads into a cosy lounge, with a large picture window to the front elevation filling the room with light. The kitchen is fitted with a range of wall and base units with space for appliances. There is also sufficient space for a dining table. From the kitchen, is an inner hall with a wc off and a uPVC door leading out to the side of the property.

The first floor reveals two good sized bedrooms with the main bedroom positioned at the front of the home with two windows making the room lovely and bright. There is another double bedroom to the rear, with a pleasant outlook through the window. The family bathroom is also located on this floor and comprises a three piece suite in classic white with a panelled bath with overhead shower, wash hand basin and w.c. Neutral tiling completes the look.

Externally, the home has a paved and gravelled front garden and a driveway providing off road parking. There are double wrought iron gates leading to the detached garage and round the side of the property to the rear garden. This good-sized area has a flagged patio area and steps that lead down to a slate covered area.

Standish is a popular village with excellent transport links to both the M6 and M61 motorways. There are a wealth of facilities including supermarkets, leisure centre, bars and restaurants all within walking distance of the property.

Viewings of this super starter home are now welcomed.



