



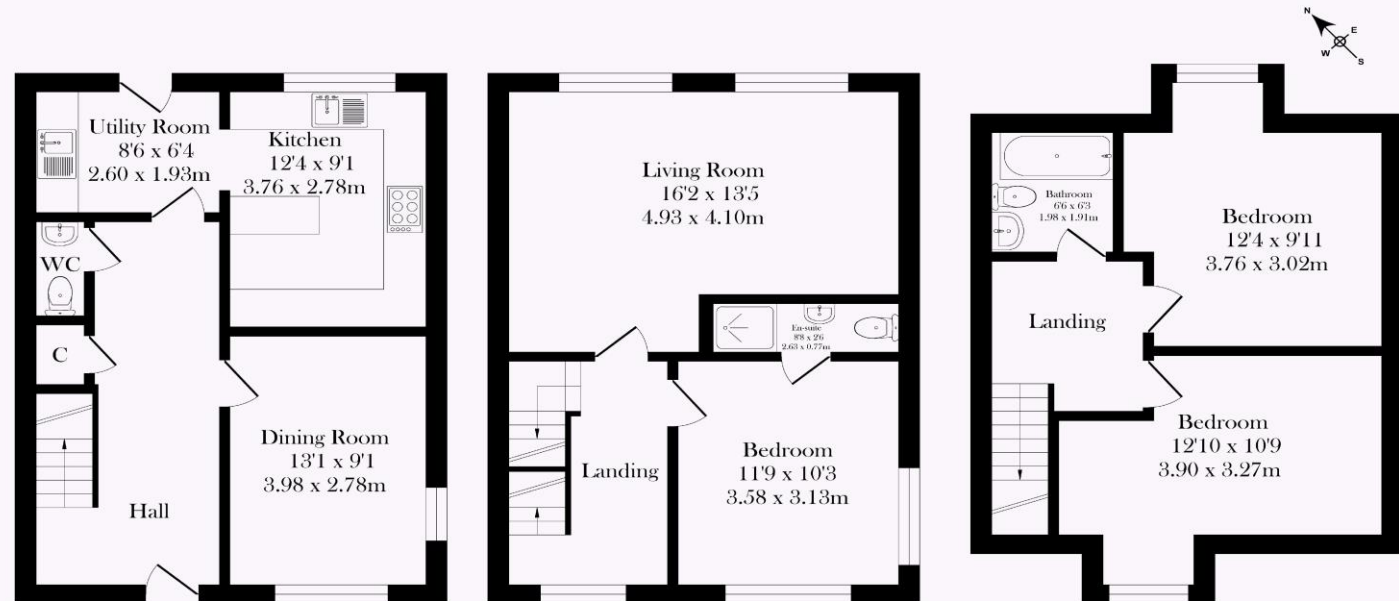
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 43.6 Sq.M
(469 Sq.Ft.)

First Floor
Approx. Floor
Area 43.6 Sq.M
(469 Sq.Ft.)

Second Floor
Approx. Floor
Area 37.6 Sq.M
(405 Sq.Ft.)

Total Approx. Floor Area 124.8 Sq.M. (1343 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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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		
		79 C	83 B



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Offers In The Region Of £250,000

Trevore Drive, Standish WNI 2TT

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This beautifully presented three-storey end town house offers spacious and stylish accommodation throughout, with allocated parking for two vehicles in addition to ample on-street parking. Accessed via a charming wrought iron gate, the property opens into a welcoming entrance hallway featuring a useful storage cupboard and a convenient cloakroom fitted with a WC and wash hand basin. To the front of the property is a generous reception room, currently utilised as a dining room, providing a versatile living space. The recently fitted kitchen boasts a comprehensive range of modern units, integrated fridge freezer, breakfast bar, and wine/beer fridge. The kitchen flows seamlessly into the utility area, which benefits from matching cabinetry and plumbing for both a washing machine and tumble dryer. The first floor offers a spacious lounge to the rear, featuring dual windows that create a bright yet cosy atmosphere. To the front is a large double bedroom with fitted wardrobes and a newly installed en-suite shower room comprising a shower, WC and wash hand basin. On the second floor are two further excellent-sized double bedrooms, along with the family bathroom fitted with a bath, WC and wash hand basin. Externally, the rear garden is a true oasis and a standout feature of the home. Beautifully landscaped and thoughtfully designed, it includes a patio area, pathways, raised beds, decorative gravel sections, and an additional patio seating area at the far end of the garden. There are also two garden sheds and two external power points, ideal for garden lighting and entertaining. Although the property's address is Trevore Drive, it enjoys an attractive position facing onto Chorley Road within the highly desirable Standish Village. Standish offers a wealth of amenities including independent shops, cafés, restaurants, excellent local schools and picturesque countryside walks. The property also benefits from excellent commuter links, being just a 10-minute drive from Junction 27 of the M6 motorway. This exceptional home must be viewed to fully appreciate the attention to detail, quality of presentation and care that the current owners have invested. A true credit to them and a property not to be missed.





