



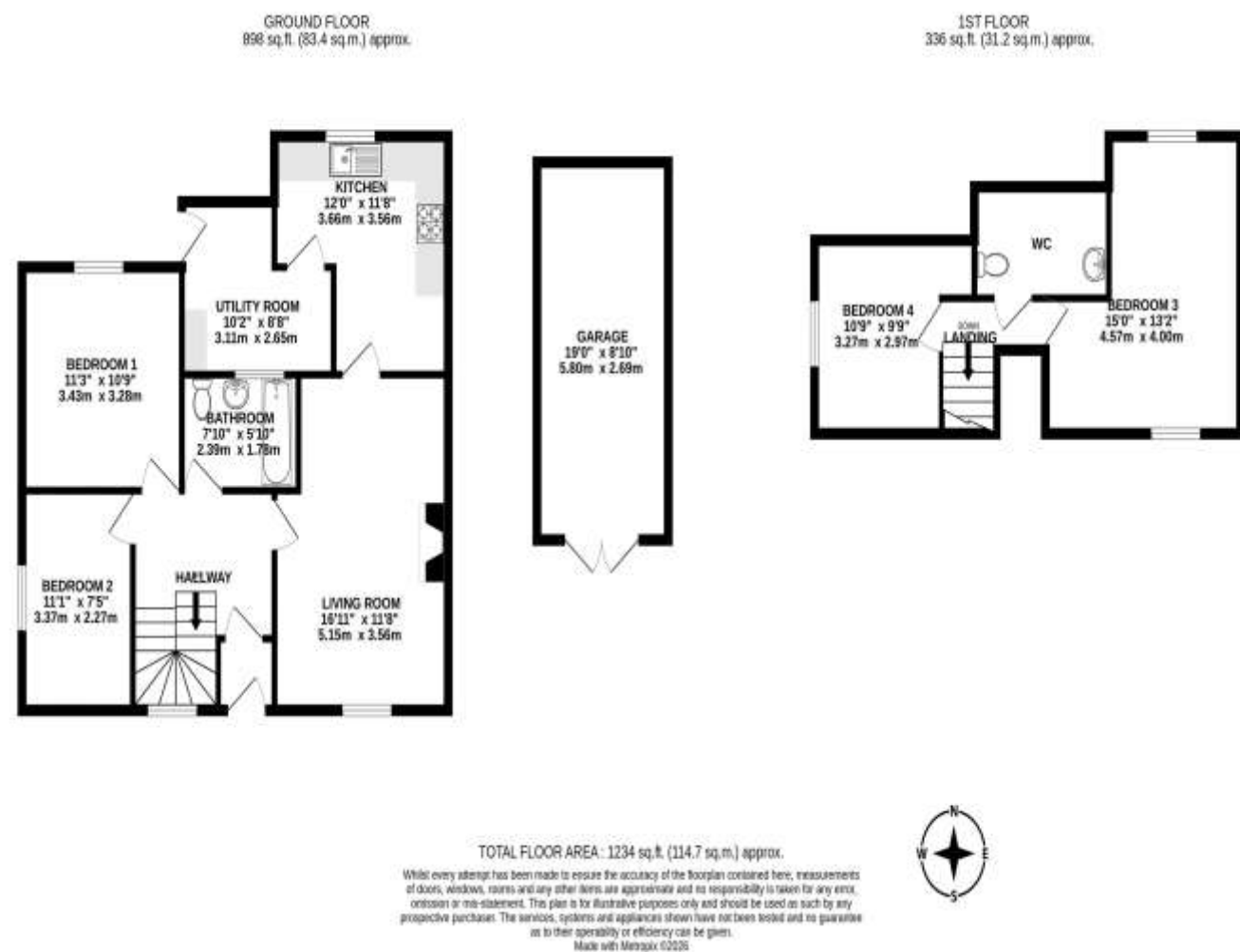
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £345,000

Thirlmere Avenue, Standish, WN6 0AT



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Situated within a popular and well-established residential area, this substantial four-bedroom semi-detached family home offers an impressive 1,234 sq. ft. of bright, versatile living accommodation, making it an excellent choice for growing families or those seeking flexible space to suit modern lifestyles. Occupying a generous corner plot, the property enjoys extensive wrap-around gardens, a private driveway, and a detached garage, providing ample off-road parking together with excellent outdoor space rarely found in homes of this type.

The accommodation begins with an entrance porch leading into a welcoming hallway, giving access to the well-planned ground floor. The spacious lounge is flooded with natural light, creating a warm and inviting space perfect for relaxing with family or entertaining guests. The fitted kitchen offers a comprehensive range of wall and base units with generous worktop space, while the adjoining utility room provides valuable additional storage and practicality for busy family life. A particular feature of this home is its flexible ground floor layout, which includes two further rooms currently used as bedrooms alongside a modern shower room. These versatile spaces could equally serve as additional reception rooms, a home office, playroom, or guest accommodation, allowing buyers to tailor the home to their individual needs.

To the first floor are two further well-proportioned bedrooms, complemented by a handy cloakroom/WC and useful eaves storage. This practical addition enhances the home's functionality and is particularly convenient for family living. Externally, the property enjoys beautifully proportioned gardens extending around the home, offering an ideal environment for children to play, pets to roam, gardening enthusiasts to enjoy, or for hosting family gatherings throughout the summer months. The generous plot also offers an excellent degree of privacy and potential for future landscaping or extension, subject to the necessary consents. Ideally positioned directly opposite Ashfield Park and surrounded by beautiful countryside walks, the location perfectly combines peaceful surroundings with everyday convenience. The village offers a highly regarded selection of schools, excellent transport links, independent shops, cafés, and popular restaurants, making it one of the area's most desirable places to live and raise a family. Offering generous proportions, flexible accommodation, and an enviable corner plot in a sought-after location, this superb family home presents an outstanding opportunity for its next owners. Early viewing is highly recommended to appreciate the space, versatility and fantastic location on offer.





