



TRACY PHILLIPS

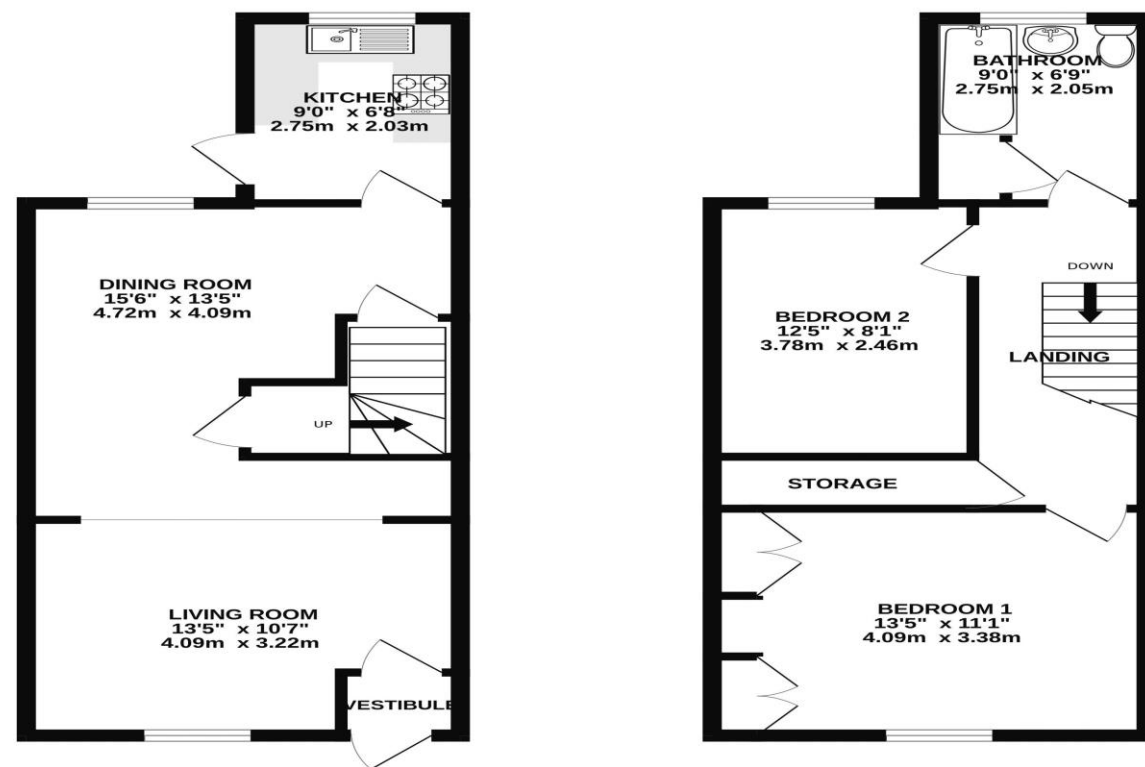
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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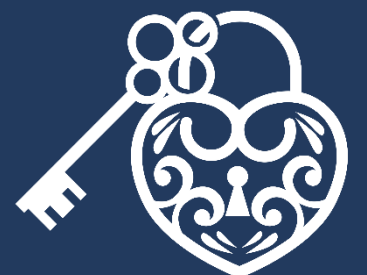
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OIEO £105,000

Church Street, Standish WN6 0JT

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Situated in the heart of the sought-after village of Standish, just a stone's throw from the picturesque and historic St Wilfrid's Church, this generously proportioned terraced home offers an excellent opportunity for buyers seeking a property close to a wide range of local amenities. The property is offered with no onward chain and, while requiring some refurbishment, has been competitively priced to reflect the work required. This makes it an appealing opportunity for both owner-occupiers looking to create a home to their own taste and investors seeking a property with potential.

The accommodation briefly comprises an entrance vestibule leading into an open-plan lounge featuring an attractive fireplace. The lounge opens through to a spacious dining room, which in turn provides access to the practical kitchen. The kitchen is fitted with a range of wall and base units and benefits from direct access to the rear garden. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The generously sized family bathroom is fitted with a vanity wash hand basin, WC and corner bath with shower over. Further benefits include double glazing and gas central heating.

Externally, the property enjoys a south-facing rear garden, providing a pleasant outdoor space. The location is a particular highlight, with the property within easy walking distance of Standish's growing range of amenities, including excellent schools, the local library and a variety of shops and services. There is also excellent access to the motorway network, making the property well placed for commuters.

With its generous accommodation, desirable village location, no onward chain and scope for refurbishment, this property represents an exciting opportunity and is well worthy of an internal inspection. Viewings are now invited and highly recommended.

