



TRACY PHILLIPS

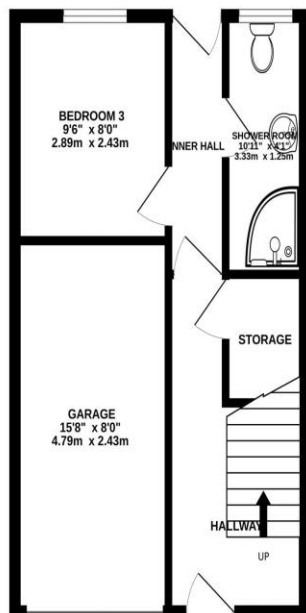
Estates



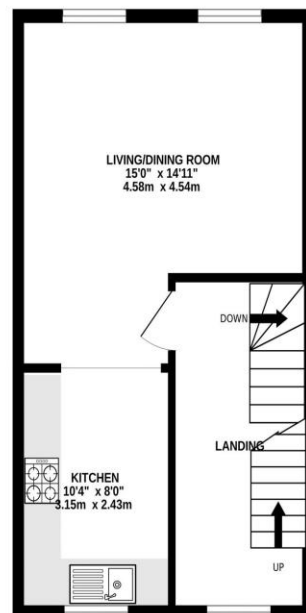
TRACY PHILLIPS

Estates

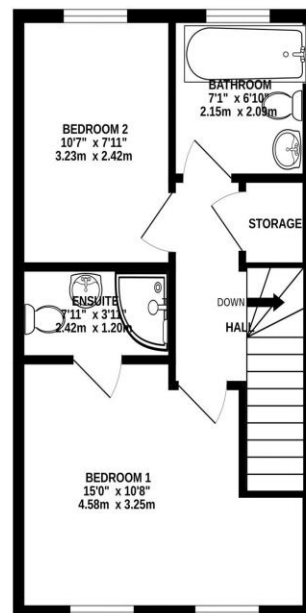
GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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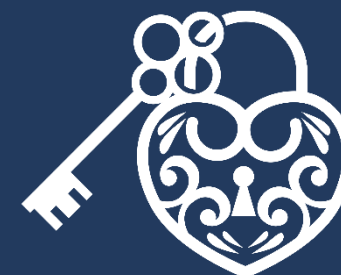
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Asking Price: £225,000

Alden Close, Standish, WNI 2TS



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Enjoying one of Standish's most picturesque and unique settings, this beautifully presented three-bedroom townhouse occupies an enviable position surrounded by open countryside and scenic lakeside walks. Tucked away within a quiet cul-de-sac on this highly regarded development, the property perfectly combines the tranquillity of semi-rural living with the convenience of modern family life. Arranged over three well-planned floors, this attractive home offers versatile accommodation ideally suited to professionals, couples and growing families alike. To the front, a driveway provides off-road parking for two vehicles and leads to the integral garage, while the private rear garden offers a peaceful outdoor retreat.

The accommodation begins with a welcoming entrance hallway, featuring a convenient ground floor shower room and access to a generous ground floor bedroom. This flexible space could equally be utilised as a home office, playroom or additional reception room, depending on individual requirements. There is also access through the hallway on to the rear garden. The heart of the property is found on the first floor, where a superb open-plan living space creates the perfect environment for both everyday family life and entertaining. The stylish lounge seamlessly flows into the modern kitchen and dining area, with windows to both the front and rear elevations flooding the room with natural light and enhancing the spacious feel. To the second floor are two well-proportioned double bedrooms, including an impressive principal suite complete with its own en-suite shower room. The remaining bedroom is served by a contemporary family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by attractive tiling and quality fittings.

Externally, the enclosed walled rear garden provides an excellent degree of privacy and has been thoughtfully designed for low-maintenance enjoyment. A paved patio offers the perfect setting for outdoor dining and entertaining, whilst the lawned garden creates an attractive space for children to play or for simply relaxing and enjoying the peaceful surroundings throughout the year. Ideally positioned within easy reach of highly regarded schools, excellent village amenities and superb transport links, whilst enjoying beautiful countryside and lakeside walks on the doorstep, this exceptional home offers the perfect balance of lifestyle and convenience.

Early viewing is highly recommended to fully appreciate the outstanding location, attractive outlook and quality accommodation this superb home has to offer.





