



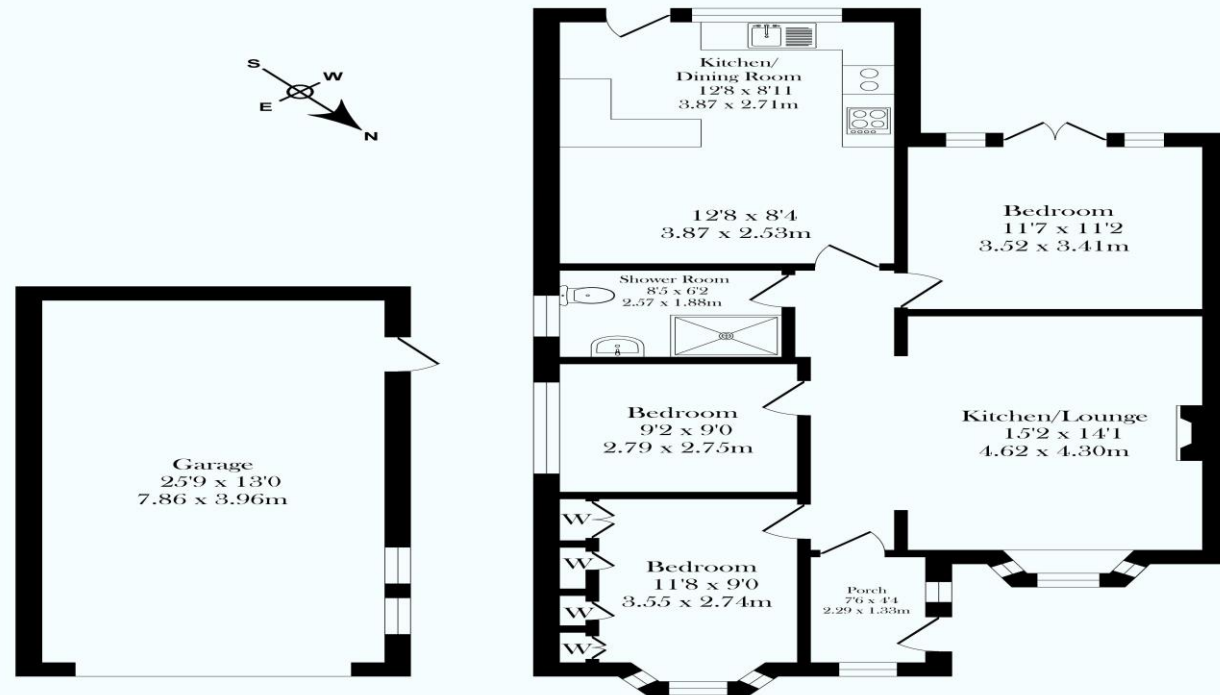
TRACY PHILLIPS

Estates



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Garage
Approx. Floor Area 31.1 Sq.M (335 Sq.Ft.)

Approx. Floor Area 86.9 Sq.M (935 Sq.Ft.)

Total Approx. Floor Area 118.0 Sq.M. (1270 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



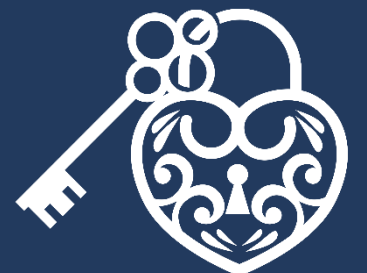
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Offers In Excess Of £225,000

Dovedale Drive, Standish WN6 0LQ



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Situated on a quiet residential estate in the sought-after village of Standish, this three-bedroom semi-detached true bungalow offers spacious single-level living and is available with the added benefit of no onward chain.

Standish boasts a wealth of local amenities, including independent shops, cafés, restaurants, excellent schools, and convenient transport links, with Junction 27 of the M6 just a 10-minute drive away.

The property is approached via a printed concrete driveway providing ample off-road parking and leading to a large, detached garage at the rear. An entrance porch opens into the accommodation.

The bright and spacious lounge is positioned at the front of the property and features an attractive fireplace, creating a welcoming living space. There are three well-proportioned bedrooms, including a generous double bedroom to the front with fitted wardrobes, a spacious principal bedroom overlooking the rear garden with fitted wardrobes and French doors opening onto the patio, and a good-sized single bedroom with built-in wardrobes. The bathroom is fitted with a walk-in shower, vanity wash hand basin and WC. To the rear, the property benefits from an extended kitchen/dining room, added in the 1970s, offering a range of fitted wall and base units, a gas hob, ample space for dining, and a door providing direct access to the garden.

Outside, the rear garden enjoys a patio seating area, raised lawn, and established shrubs. The loft has been boarded and plastered and is accessed via a loft ladder. It has previously been used as a hobby room or occasional space; however, it has no windows and is not classed as habitable accommodation.

This is an excellent opportunity to purchase a spacious bungalow in a popular location, ideal for those looking to downsize or enjoy convenient single storey living.





