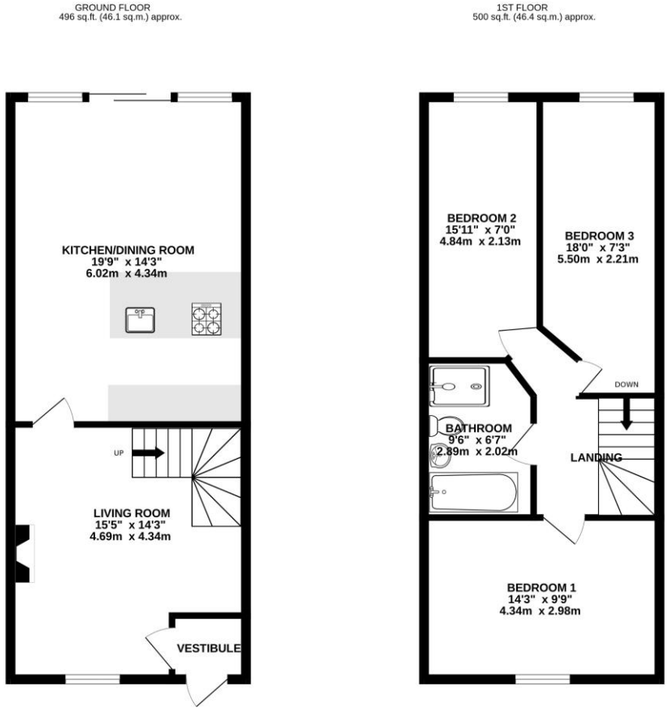
# TRACY PHILLIPS Estates

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TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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## Offers in Excess of £180,000

Heaton Street, Standish, WN6 0DA

Positioned along the ever-popular Heaton Street, within comfortable walking distance of Standish village, this beautifully presented modern end-terraced home has been thoughtfully extended to create an impressive and highly practical family home. Combining contemporary styling with a warm and welcoming feel, the property offers almost 1,000 sq ft of accommodation, including a fantastic double-storey rear extension which has transformed the ground floor into a wonderful open-plan living space.

To the front, the lounge is bright and inviting, with far-reaching views across the surrounding landscape towards Rivington. A feature wood-burning stove sits within an attractive cottage-style surround, creating a lovely focal point and a cosy space to relax. The staircase rises to the first floor, with the ground floor continuing through to the real heart of the home. The impressive open-plan kitchen, dining and sitting area has been designed with modern family life and entertaining very much in mind. Beautifully finished, the kitchen combines sleek contemporary cabinetry with generous storage, a breakfast peninsula, quartz work surfaces, integrated appliances and eye-level ovens. Large neutral floor tiles with underfloor heating run throughout, adding both style and comfort. A particularly attractive feature is the modern staircase leading off the lounge, with cleverly designed built-under storage, making excellent use of the available space. The dining and sitting areas enjoy views across the pretty rear courtyard, creating a lovely connection between indoor and outdoor living.

To the first floor are three excellent bedrooms and a beautifully appointed family bathroom. The principal bedroom enjoys those lovely far-reaching views towards Rivington and benefits from fitted, internally illuminated wardrobes. Bedrooms two and three are positioned to the rear, both offering excellent proportions and comfortably accommodating double beds. The bathroom is finished in a contemporary style and features a generous four-piece suite, comprising a large walk-in shower, panelled bath, walnut-effect vanity unit with wash basin and WC, complemented by neutral tiling.

Externally, the property continues to impress. To the front is a neat, enclosed garden, screened by a modern wall and beautifully planted with lavender during the summer months, providing a lovely spot to sit and enjoy the outlook. To the rear is a pretty, walled courtyard garden which is South facing, safe, secure and designed for easy maintenance. With a flagged patio, lawned area, built-in wood store and garden shed, it provides a lovely outdoor space for relaxing and entertaining, particularly when illuminated by the attractive festoon lighting.

The location is another real highlight. Standish is a thriving and increasingly popular village, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The surrounding countryside is also close at hand, whilst excellent transport links provide convenient access to the wider motorway network and neighbouring towns.

Offered with no onward chain and vacant possession, this is a superb opportunity to purchase a stylish, ready-to-move-into home where the hard work has already been done.

Early viewings are highly recommended.

