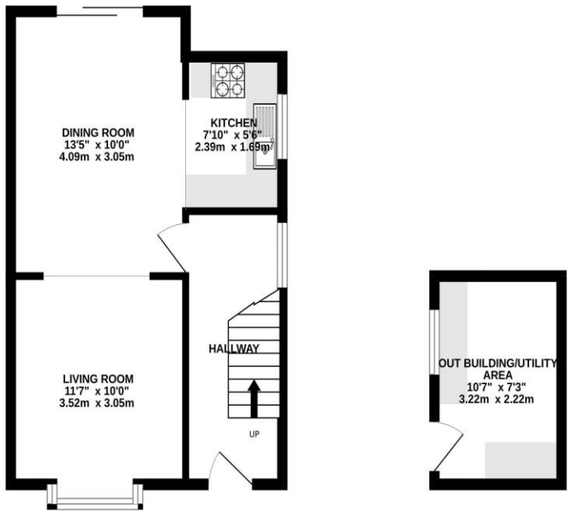
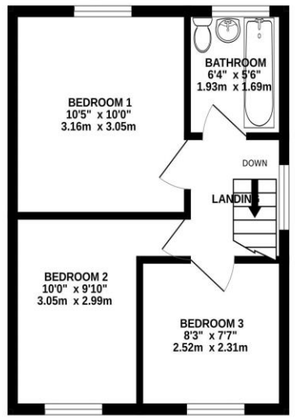
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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

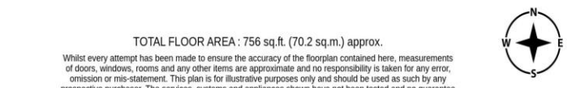


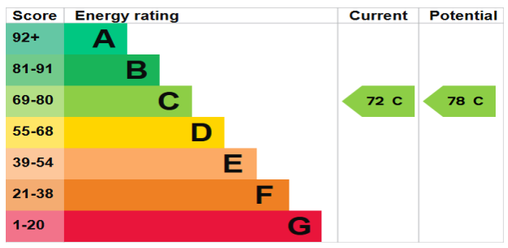
1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

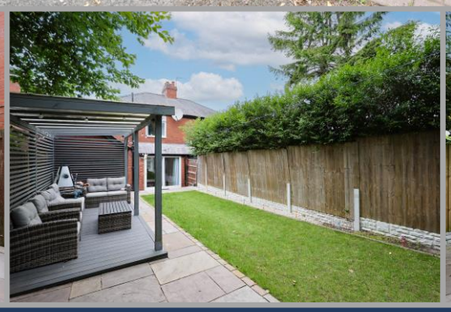
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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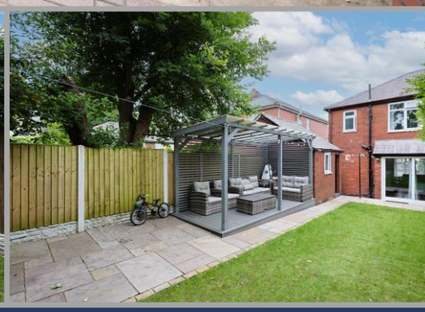












01257 422228
enquiries@tracyphillipsestates.com
tracyphillipsestates.com

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Asking Price: £240,000

School Lane, Standish WN6 0TG

This attractive traditional semi-detached home occupies a prime position in the heart of Standish village, offering excellent access to local amenities, highly regarded schools, restaurants, cafés, shops, and beautiful countryside walks. The property is also conveniently located just a 10-minute drive from Junction 27 of the M6 motorway.

The accommodation briefly comprises an entrance hallway leading to a spacious open-plan lounge positioned to the front of the property, flowing through to the dining room at the rear. Large patio doors provide an abundance of natural light and offer attractive views over the landscaped rear garden. The fitted kitchen is equipped with a range of wall and base units, together with an integrated oven and fridge.

To the first floor, the master bedroom is situated to the rear and is a generous double room. The second bedroom, located at the front, is also a well-proportioned double, while the third bedroom is a good-sized single room. Completing the accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin, and WC. Externally, the property benefits from driveway parking and a front garden.

To the rear is a beautifully landscaped garden, with the current owners advising expenditure of approximately £50,000 on improvements. The garden features raised stone-flagged patio areas, a lawned section, and a substantial brick-built outbuilding with electricity and plumbing. This versatile space currently accommodates a washing machine, tumble dryer, freezer, and workshop area. Beyond the outbuilding is a covered pergola seating area, creating an ideal space for outdoor entertaining and relaxation.

This is a superb family home in a highly desirable village location, offering well-presented accommodation and exceptional outdoor space.















