



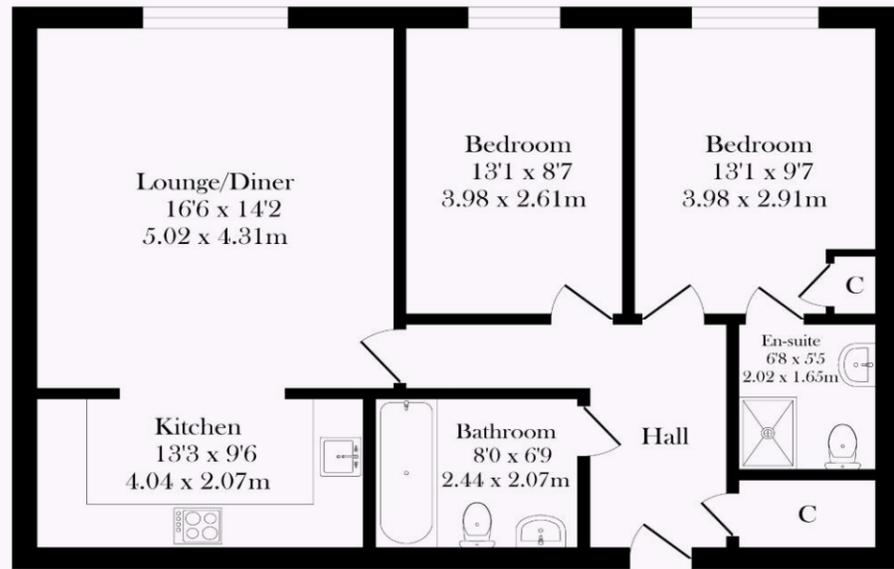
TRACY PHILLIPS

Estates



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Approx. Floor Area
73.3 Sq.M
(789 Sq.Ft.)

Total Approx. Floor Area 73.3 Sq.M. (789 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price £130,000

Prospect House, Green Lane, Standish, WN6 0TU



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This well-presented ground floor apartment benefits from an allocated parking space, with additional visitor parking available. The property is accessed through a secure communal entrance, providing both convenience and peace of mind.

Upon entering the apartment, there is a welcoming entrance hallway which includes a large storage cupboard, ideal for coats, shoes and general household items. The property features a family bathroom fitted with a bath, WC and sink. The master bedroom is spacious and includes an en-suite shower room with shower, WC and sink. Bedroom two is a good-sized double room and is currently used as a dressing room/ home office. The apartment offers a bright lounge and dining area, which flows into a fitted kitchen with integrated units, creating a practical and sociable living space.

The property is ideally located within a 10-minute walk of the high street in Standish village, where there is a variety of shops, cafés and restaurants. The area also benefits from excellent local primary and secondary schools, making it a desirable location for a range of buyers or tenants.



