



# TRACY PHILLIPS

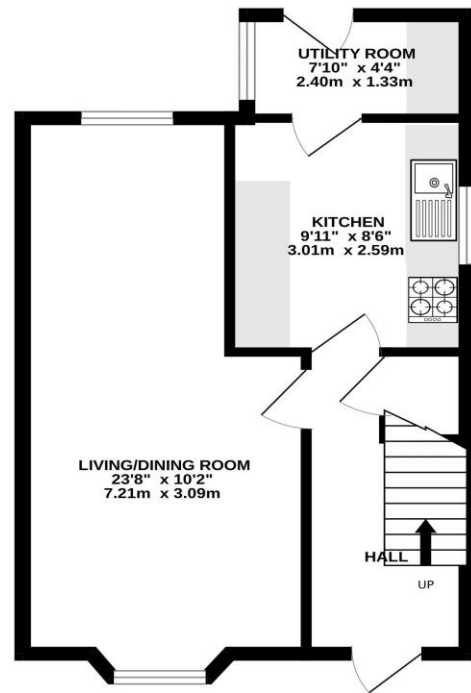
## Estates



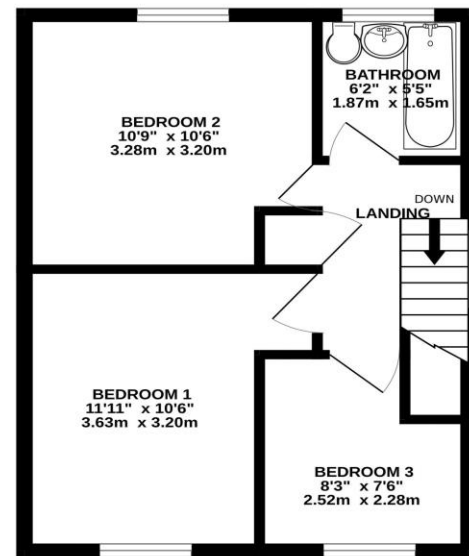
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



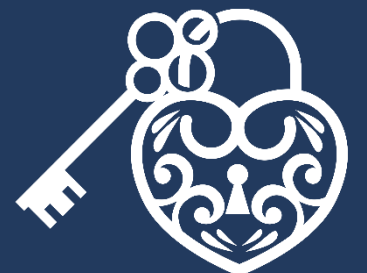
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Offers in Excess of £225,000

Bradley Lane, Standish, WN6 0NA



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Perfectly suited to first-time buyers and young families alike, this beautifully presented three-bedroom semi-detached home offers an excellent opportunity to step onto the property ladder within one of Standish's most popular residential developments. What truly sets this home apart from neighbouring properties is the exceptional standard of presentation and tasteful upgrades carried out by the current owners, including a stylish new kitchen and contemporary bathroom, creating a home that is ready to move straight into.

Conveniently positioned just a short walk or drive from the bustling centre of Standish village, the property enjoys easy access to an excellent range of shops, cafés, bars and everyday amenities, together with highly regarded primary and secondary schools. Superb motorway connections via the nearby M6 also make this an ideal location for commuters.

The home itself immediately impresses with its warm and welcoming atmosphere. The entrance hallway provides access to the first floor staircase and leads through into the main living accommodation. The spacious lounge and dining area is filled with natural light courtesy of the large picture window to the front and French doors opening onto the rear garden, whilst an attractive feature fireplace creates a cosy focal point to the room. The kitchen has been beautifully updated and fitted with a comprehensive range of modern wall and base units, complemented by integrated electric oven and hob together with space for additional appliances. A useful adjoining laundry area provides further practicality and additional storage space.

To the first floor are three well-presented bedrooms, one of which is currently utilised as a dressing room, offering flexibility for modern family living or home working. The stylish family bathroom has been fitted with a contemporary three-piece suite in classic white, comprising WC, pedestal wash hand basin and panelled bath with overhead shower. Externally, the property continues to impress with gardens to both the front and rear. The front garden provides off-road parking via a tarmac driveway, whilst double gates offer additional security and access to the detached single garage. To the rear, the recently landscaped garden has been thoughtfully designed to provide an excellent outdoor entertaining space, featuring a generous patio ideal for al fresco dining alongside a low-maintenance lawned area. The garden is both private and secure, making it perfect for children and pets.

Early viewings are highly recommended to appreciate all that this delightful home has to offer.

