



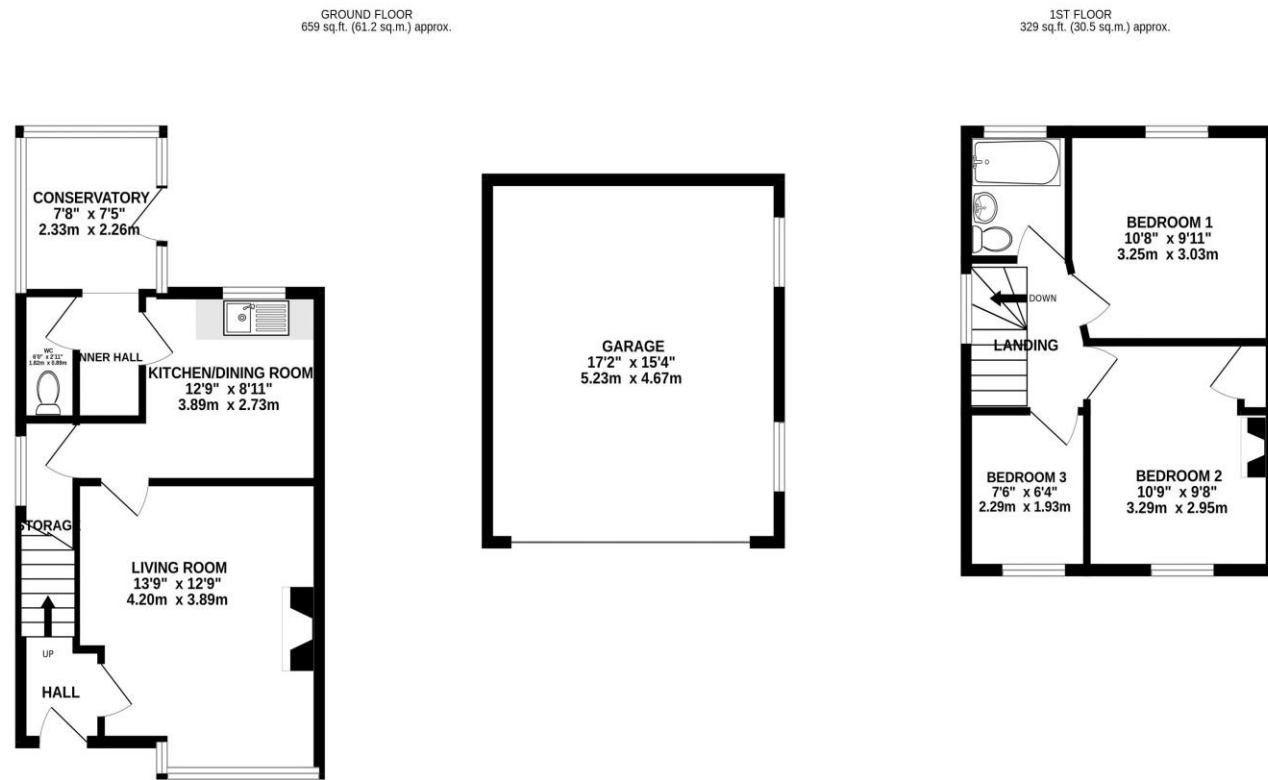
TRACY PHILLIPS

Estates



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Estates



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



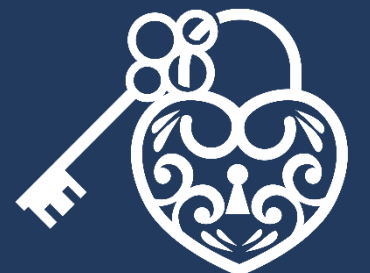
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers Over £130,000

Brookfield Road, Standish, WN6 0PJ



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Offered to the market for the first time in around 100 years, this three-bedroom semi-detached home presents a rare opportunity to acquire a property that has never previously been available on the open market. Situated in the highly sought-after village of Standish, it offers exceptional potential for buyers looking to create their ideal family home. Requiring full modernisation throughout, the property is offered with no onward chain and vacant possession, making it an excellent renovation project., this three-bedroom semi detached home offers an excellent opportunity for buyers looking to create their ideal family home.

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The property is set back from the road behind a lawned front garden with mature shrubs and benefits from a driveway providing off-road parking for two to three vehicles, leading to a double garage.

The accommodation briefly comprises an entrance porch leading into a front-facing lounge featuring a gas fireplace. To the rear is the kitchen, together with a useful pantry/storage cupboard beneath the stairs, a downstairs WC, and a conservatory overlooking the rear garden.

To the first floor are three bedrooms and the family bathroom. The principal bedroom is a generous double positioned at the front of the property, featuring a charming cast iron fireplace and built-in storage. Bedroom two is a further double overlooking the rear garden, while bedroom three is a single room to the front. The bathroom comprises a bath, wash hand basin and WC. Outside, the rear garden has been well maintained and enjoys a variety of established shrubs.

Standish is a highly desirable village offering beautiful countryside walks right from the doorstep, while the village centre is just a short stroll away with its excellent range of shops, cafés and restaurants. The area is also well served by highly regarded local schools, and commuters will appreciate easy access to Junction 27



