



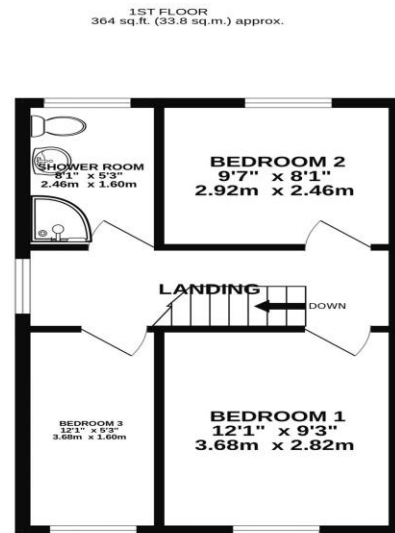
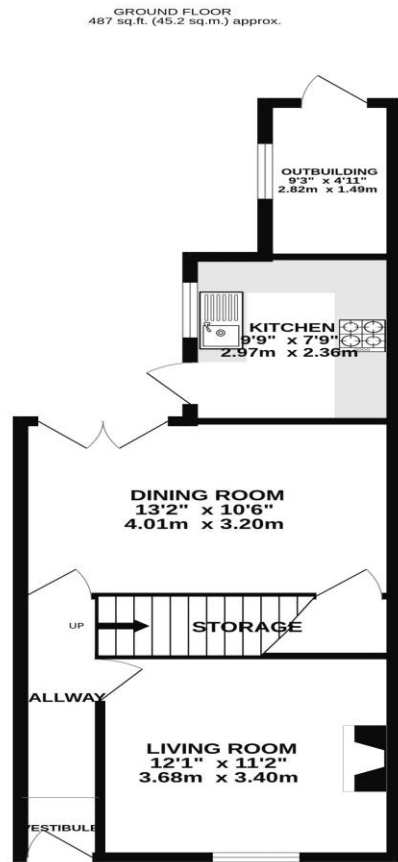
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 851 sq.ft. (79.0 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		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



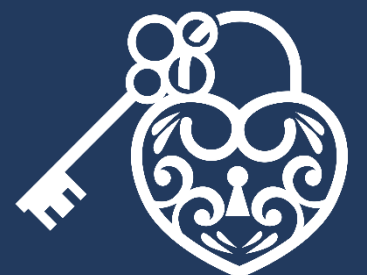
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £200,000

Smalley Street, Standish, WN6 0JN



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Occupying a desirable position on the ever-popular Smalley Street in the heart of Standish, this beautifully presented three-bedroom semi-detached home offers generous living accommodation, excellent outdoor space and the added benefit of no onward chain. Perfectly suited to growing families, first-time buyers or those seeking a move to this highly sought-after village, the property is ideally located within walking distance of local amenities, well-regarded schools and superb motorway links. The property enjoys attractive kerb appeal, with a neat front garden creating a welcoming first impression.

Stepping inside, a bright entrance hallway leads to a spacious lounge, where a large front-facing window floods the room with natural light, while a feature fireplace provides a cosy focal point for relaxing evenings. To the rear, the separate dining room offers an ideal setting for both everyday family dining and entertaining, with doors opening directly onto the courtyard to create a seamless connection between indoor and outdoor living. The well-appointed kitchen is both practical and stylish, offering ample storage and workspace alongside integrated appliances, including a fridge, dishwasher and washing machine, all presented in a timeless neutral finish.

Upstairs, the accommodation continues with three bedrooms, comprising two generous doubles and a versatile single bedroom, ideal as a child's room, guest bedroom or home office. Completing the first floor is a contemporary shower room finished to a high standard. A fully boarded loft provides excellent additional storage, adding to the home's practicality.

Outside, there is a good-sized rear courtyard directly accessed from the dining room or kitchen with a raised decking area. Through the gate you will find the off-road parking area which provides space for two vehicles. Beyond this, there are gates leading to the sizeable lawned garden area, providing a perfect space for outdoor dining and summer entertaining, and is ideal for children, pets or keen gardeners. An outbuilding offers valuable external storage.

Combining spacious accommodation, excellent outdoor space and a prime village location, this superb home represents a fantastic opportunity to acquire a move-in-ready property in one of Standish's most desirable residential settings.

