



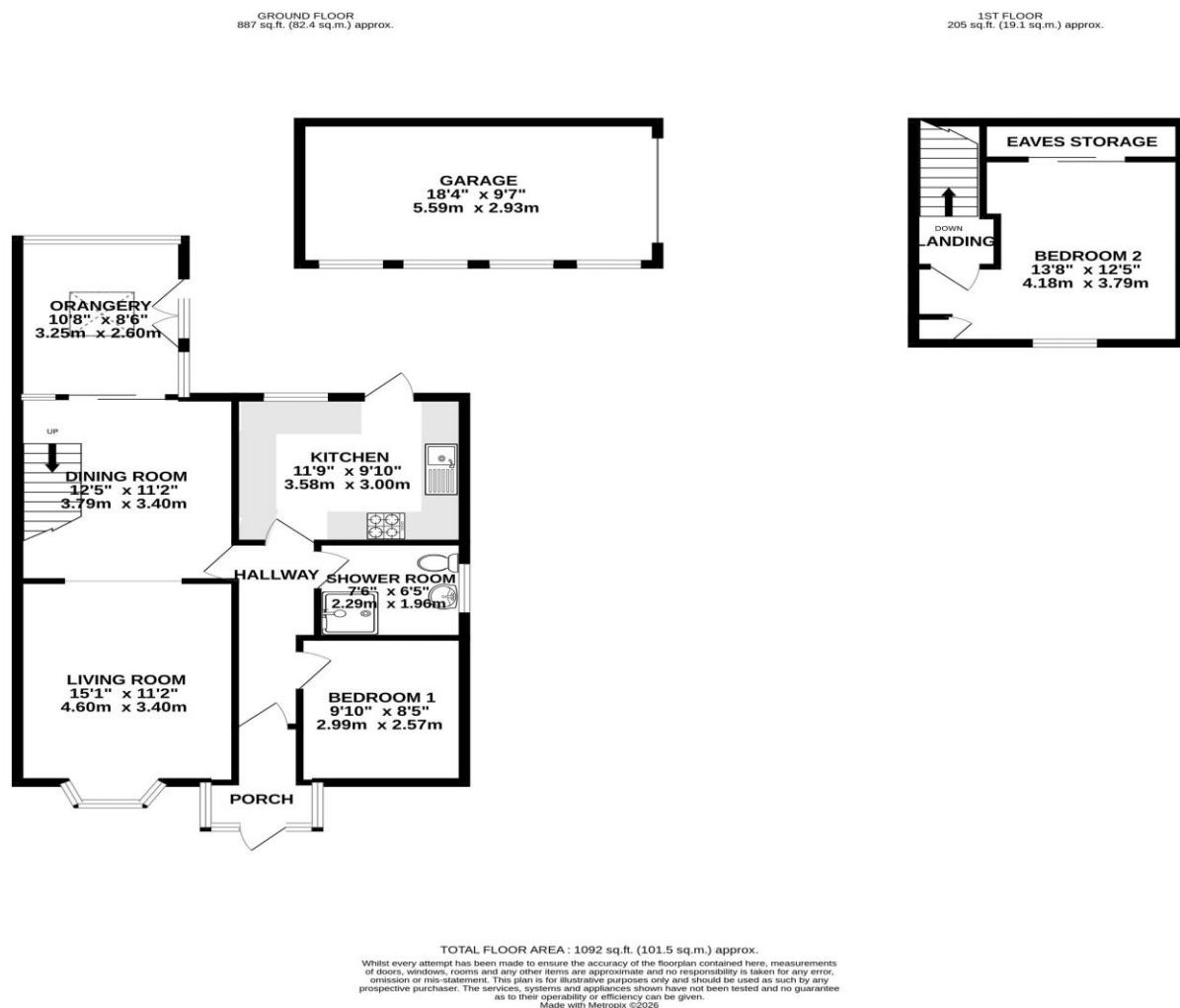
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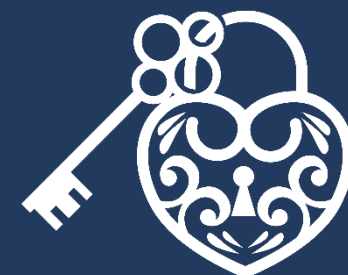
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Asking Price: £245,000

Sheldon Avenue, Standish, WN6 0LW



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Situated on a quiet road yet within easy walking distance of Standish village, this spacious two-bedroom semi-detached home offers beautifully presented and meticulously maintained accommodation. Thoughtfully laid out and filled with natural light, the property provides versatile living space, excellent outdoor areas and a practical layout ideally suited to modern family life.

The property opens into a welcoming entrance hallway, providing access to the principal ground-floor accommodation. The reception rooms have been opened up to create a bright and airy open-plan living and dining space, featuring dual-aspect windows that flood the room with natural light. The staircase rises to the first floor, while the living area leads through to a stylishly appointed garden room — an ideal space for relaxing and enjoying views of the garden. The ground floor also benefits from a generous double bedroom and a beautifully appointed shower room, complete with a large walk-in shower, vanity wash hand basin and WC. Completing the ground floor is a well-equipped kitchen fitted with an attractive range of wall and base units, complemented by a suite of integrated appliances including eye-level double ovens, an electric hob and fridge freezer. A door from the kitchen provides direct access to the rear garden and detached garage.

To the first floor is a further excellent-sized bedroom, which is bright and well proportioned, with a Velux roof light providing plenty of natural illumination. There is also useful under-eaves storage.

Externally, the property occupies a generous corner plot, with driveway parking leading to a detached garage benefiting from power and lighting. The private and secure rear garden has been thoughtfully designed for ease of maintenance, featuring a raised decked patio ideal for al fresco dining and entertaining, together with gravelled areas and low-maintenance lawns. To the front is an attractive garden with pedestrian access.

Further benefits include full double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate the generous accommodation, versatile layout and attractive outdoor space this lovely home has to offer.





