



TRACY PHILLIPS

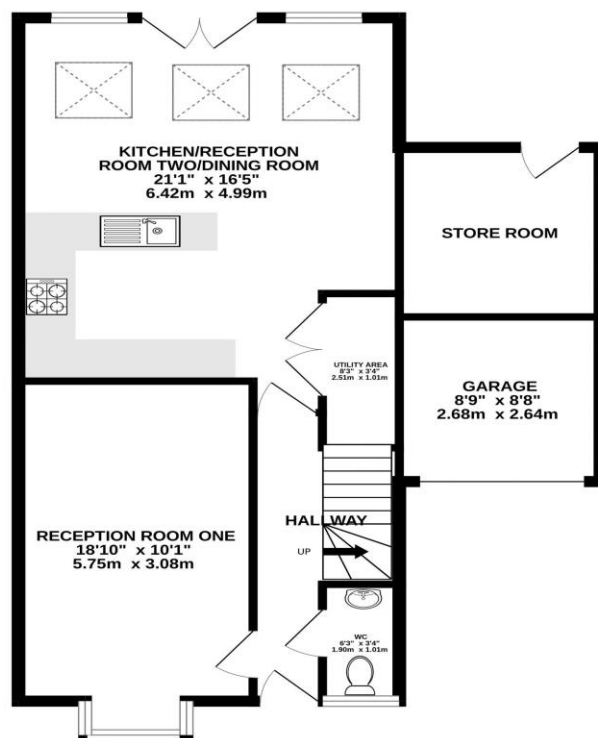
Estates



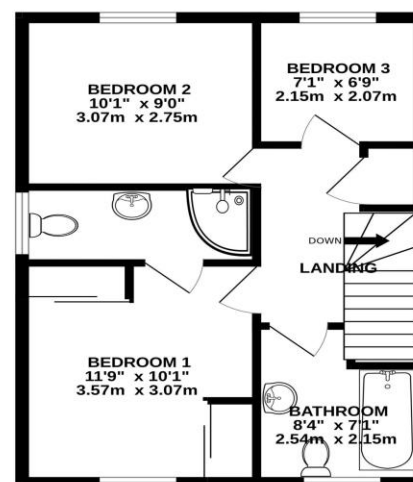
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Estates

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £339,995

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Constructed by highly acclaimed builders Countryside, on this exclusive estate, this stylish and contemporary styled home is in immaculate turn-key condition and ready for some lucky clients to move in to. Used as the show-home for the development when the estate was built, the property has some truly lovely features. It is located close to the centre of Standish village with its array of excellent schools, independent shops and supermarkets, easy motorway access and lovely walks towards Haigh Hall Estate.

The accommodation extends to approximately 1184 sq ft of well-designed living space and briefly comprises an entrance hallway glimpsing straight through to the kitchen, with a cosy lounge to the front of the home. The lounge is a lovely space and features a bow window with window seat. The jewel in the crown is the spacious open plan kitchen/diner/family room, filled with natural light, not only because of the sunny space but with the addition of double French doors and Velux roof lights. The kitchen area is fitted with a wide range of timeless Shaker style units including a gas hob with extractor over, double eye level ovens and integrated dishwasher, fridge and freezer. The room leads directly out to the rear garden, perfect for al fresco dining. There is ample room for a dining table and also an additional seating area — ideal for relaxed family time or entertaining guests. From the kitchen, a separate utility room offers further space for laundry and storage. The ground floor is completed with a cloakroom.

The first floor reveals three excellent bedrooms, accessed from the spacious landing, and perfect to accommodate all the family. The master bedroom features an en-suite shower room with a walk-in shower, modern vanity unit with wash hand basin, w.c, heated towel rail and is finished with contemporary tiling. The two further bedrooms to the rear are spacious and light, as is the equally well-appointed family bathroom which features a panelled bath, wc, vanity style wash hand basin, heated towel rail and feature display shelving. Externally, the property has a large driveway leading to the attached garage and a front garden behind a miniature hedge. The rear of the home offers a well-manicured garden with a patio area, perfect for outdoor dining. A path bisects the lawned areas and to the rear of the garden is a decked section providing additional space to enjoy this lovely external space.

Viewings of this delightful home, perfect for family living, are now welcomed.

