



TRACY PHILLIPS

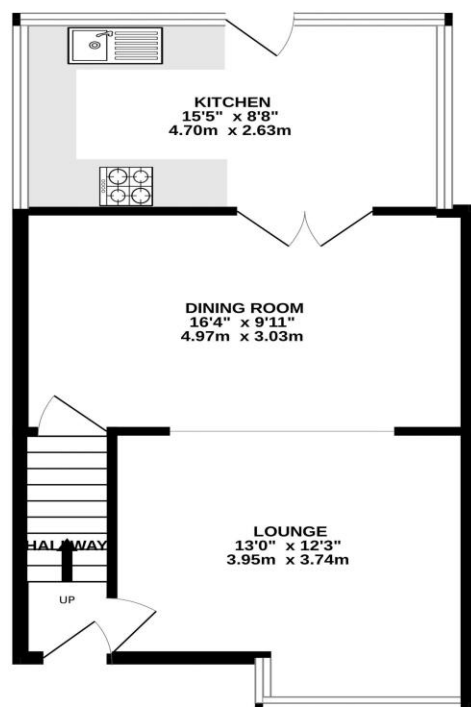
Estates



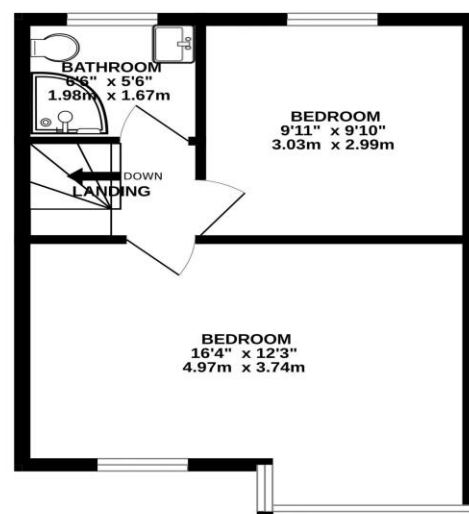
TRACY PHILLIPS

Estates

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 69 C
Potential: 84 B



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Offers Over £170,000

Chorley Road, Standish WNI 2SX



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Situated in the highly desirable village of Standish, this spacious two-bedroom home presents an excellent opportunity for investors or buyers looking to put their own stamp on a property. Set back from the road, the property benefits from a gravelled front garden and a driveway providing off-road parking. The property is offered with **no onward chain**.

Inside, an entrance hallway leads to a generously sized lounge at the front, complete with a fireplace and flowing into a separate dining area — ideal for reconfiguring or modernising to suit contemporary tastes. To the rear, the kitchen offers a range of fitted units and opens directly onto the garden, providing plenty of potential for extension or improvement.

Upstairs, the first floor features a spacious and bright master bedroom to the front, a second double bedroom with fitted wardrobes at the rear, and a family bathroom fitted with a corner shower, WC, sink, and heated towel rail.

The rear garden, which backs onto woodland via a gated entrance includes a patio area, shed, and a utility building, offering further scope for enhancement.

The sale includes the freehold interest in the section of land edged red on the title plan. Prospective purchasers should note that this area is currently subject to a leasehold interest held by a third party. Further details available on request.

While the property requires modernisation throughout, it is offered with vacant possession and represents a fantastic opportunity to add value in a prime Standish location close to local amenities, schools, and transport links.

