



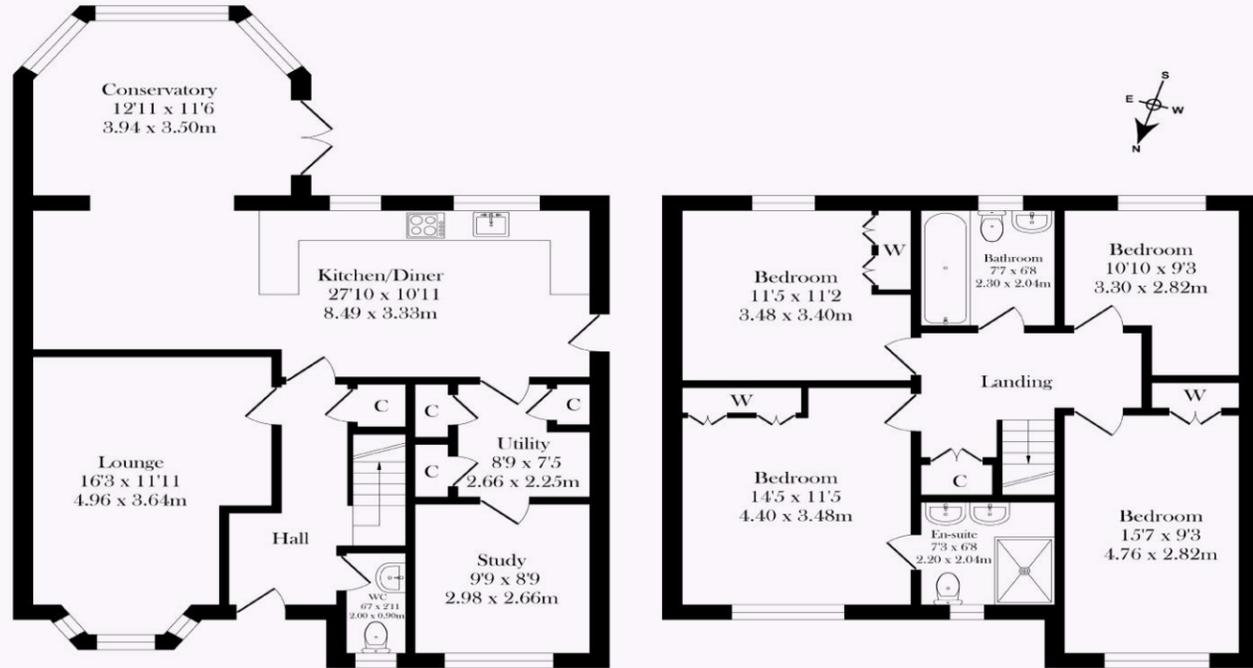
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 85.4 Sq.M (919 Sq.Ft.)

First Floor
Approx. Floor Area 69.5 Sq.M (748 Sq.Ft.)

Total Approx. Floor Area 154.9 Sq.M. (1667 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Asking Price: £395,000

Langham Road, Standish, WN6 0TF

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This immaculate and thoughtfully redesigned detached home is located on this ever-popular estate and has been beautifully re-crafted by the current owners to create an ideal family home. Offering a flowing floorplan, generous room proportions and exceptional presentation throughout, the property extends to approximately 1,667 sq ft of well-appointed accommodation. It is also conveniently situated within walking distance of both Woodfold Primary School and Standish High School. The property boasts beautiful, spacious interiors that have been meticulously maintained.

In brief, the accommodation comprises an inviting entrance hallway with staircase to the first floor and access to a stylish ground floor cloakroom, complete with vanity wash hand basin, WC and subway tiling. The generous lounge provides a warm and comfortable living space, centred around an attractive feature stove. To the rear, the stunning open-plan kitchen and dining area forms the heart of the home, fitted with timeless Shaker style units, wooden work surfaces, and an informal breakfast peninsula, alongside ample space for family dining. The kitchen flows seamlessly into a delightful garden room with direct access to the rear garden. A separate, well-appointed utility room offers excellent storage and laundry facilities and leads through to a dedicated front-facing study—ideal for home working.

To the first floor are four very well-proportioned bedrooms, all beautifully presented. The master bedroom benefits from fitted wardrobes and a refurbished en-suite shower room, finished in keeping with the home's classic style. The family bathroom completes the accommodation, featuring an elegant suite including a classic bath with overhead rainhead shower, vanity wash hand basin, and stylish subway tiling.

Externally, the property continues to impress. A tarmac driveway provides ample off-road parking, with side access to the rear. The south-facing garden is of an excellent size, mainly laid to lawn, and enjoys a high degree of privacy along with plenty of natural light—perfect for outdoor living.

This established and highly sought-after estate offers easy access to the nearby village, making this a superb opportunity for families seeking both space and convenience.





