



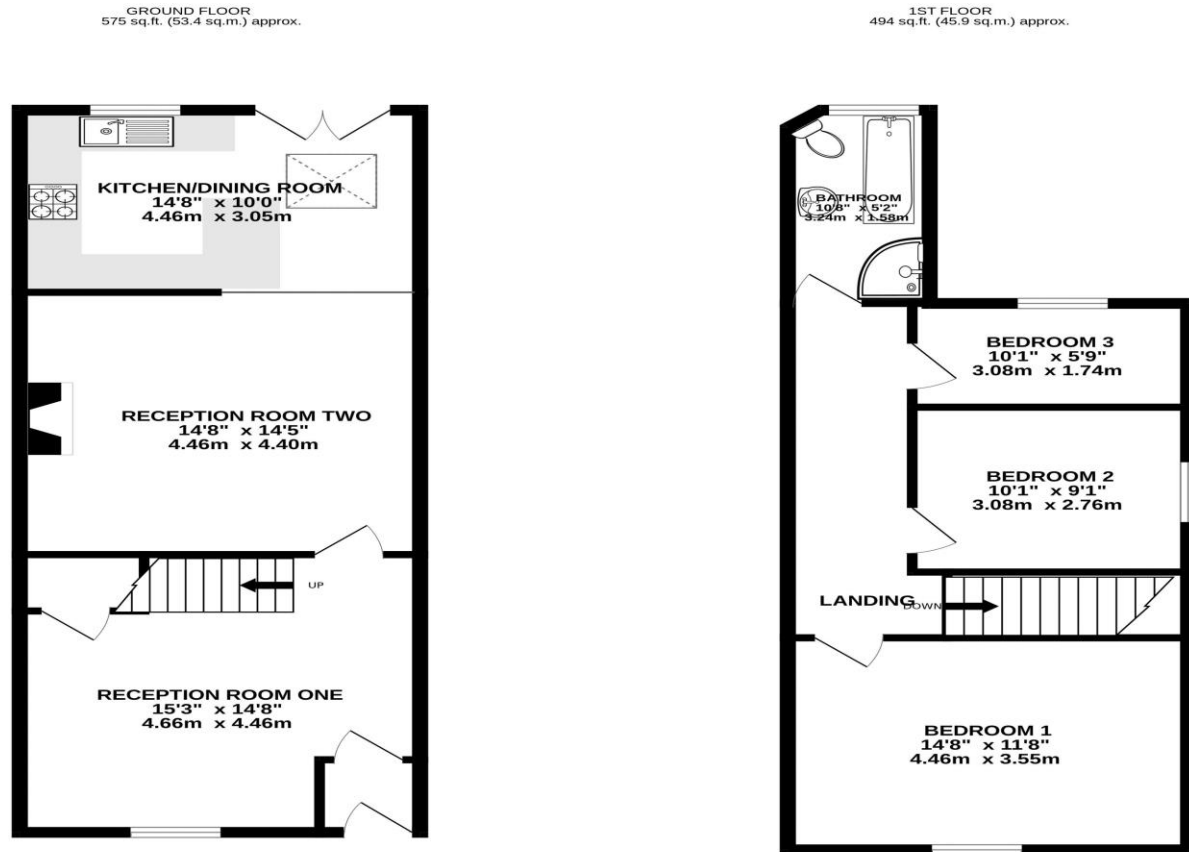
# TRACY PHILLIPS

## Estates



# TRACY PHILLIPS

## Estates



TOTAL FLOOR AREA: 1069 sq.ft. (99.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2020



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		
		70 C	88 B



01257 422228

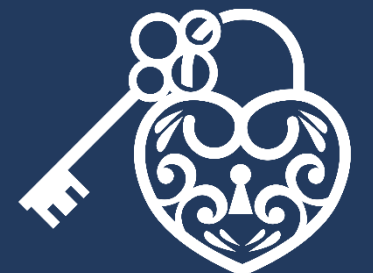
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers In The Region Of £260,000

Church Street, Standish WN6 0JT

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Situated in the heart of Standish village, this charming property is within walking distance of lovely cafés, restaurants, and independent shops as well as excellent schools. Standish itself is a highly historical village, offering a wonderful blend of character and convenience. The property also benefits from private rear parking for two cars.

Upon entering, you are welcomed by a practical vestibule with tiled flooring, leading into the first reception room. This versatile space could be used as either a dining room or a second lounge and is currently utilised by the owner as a home business space. Cleverly designed panelled storage has been fitted beneath the stairs, complete with shelving for shoes and additional space for coats and everyday essentials. To the rear of the property is the beautiful main lounge, featuring wood flooring, wall lighting, and a striking stone fireplace crafted from the same stone used in the village's historic local church. A newly fitted log burner creates a warm and inviting focal point. The lounge flows through to the brand-new kitchen, completed in March this year. Stylish and well-equipped, it includes a breakfast bar, integrated microwave and oven, fridge freezer, dishwasher, washing machine, wine fridge, bin cupboard, and a traditional Belfast sink that perfectly completes the look. French doors open directly onto the rear garden.

To the first floor, the spacious and bright master bedroom overlooks the front of the property and benefits from fitted wardrobes as well as a large built-in storage cupboard. The newly fitted bathroom comprises a whirlpool bath, separate shower, WC, wash basin, and heated towel rail. The second bedroom is a generously sized double, while the third bedroom is a large single room.

Outside, the rear garden is private and secure, featuring a lawn, patio area, mature planting, and a large shed with electricity connected. A gate provides access through to the rear parking area.

Offered with no onward chain, early viewing is highly recommended.





