



TRACY PHILLIPS

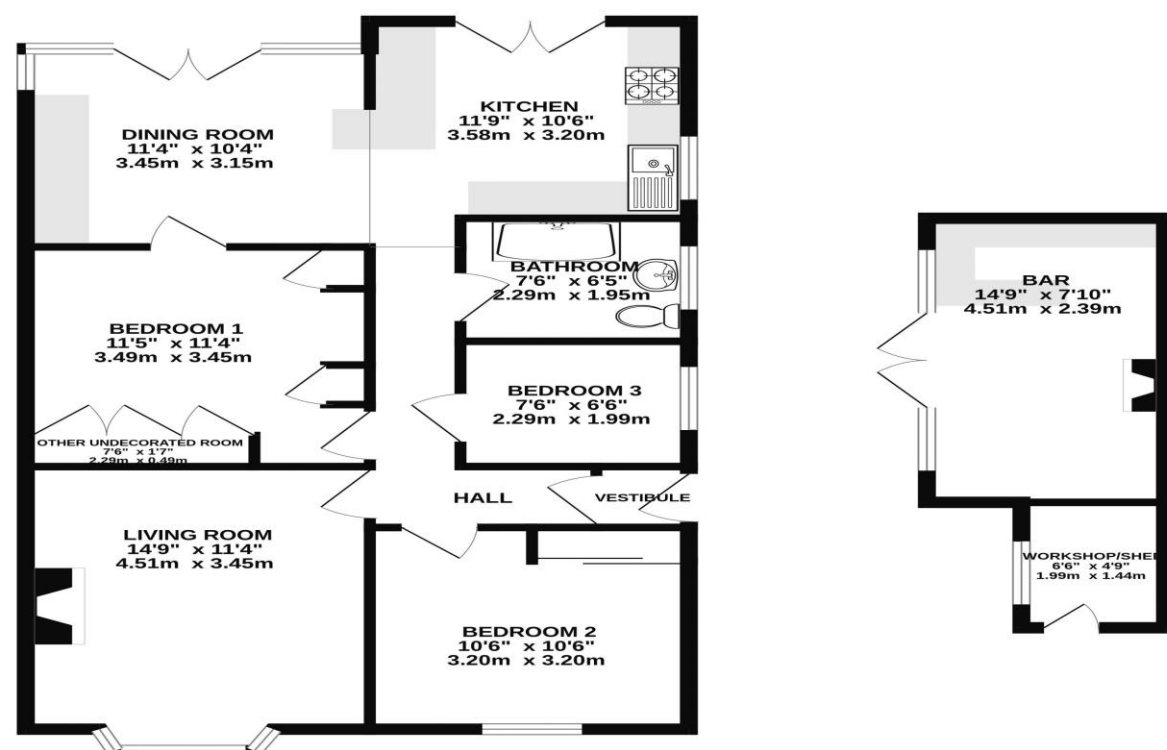
Estates



TRACY PHILLIPS

Estates

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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		

Energy rating summary: Current 60 D, Potential 80 C



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Offers Over £275,000

Ash Grove, Standish, WN6 0DZ



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Positioned on a peaceful cul-de-sac in the highly sought-after village of Standish, this true three-bedroom semi-detached bungalow is beautifully presented throughout and is a real credit to the current owner. The property benefits from a new roof, electric re-wire, a boiler installed approximately four years ago, and stylish internal oak doors.

The front garden is attractively tiered, with a driveway providing off-road parking to the side of the property. An entrance storm porch leads into a welcoming hallway featuring panelled walls and luxury vinyl tile flooring. To the front elevation is a spacious lounge with a large bay window, oak mantelpiece, bespoke oak shelving, and LVT flooring. There is also a generous double bedroom to the front with fitted wardrobes. The principal bedroom benefits from an extensive range of fitted wardrobes and a dressing table. The stylish bathroom is fitted with a freestanding bath, WC, wash hand basin, heated towel rail, complementary wall tiling, and a vinyl ceiling.

The heart of the home is the open-plan kitchen and dining area, fitted with a beautiful modern kitchen incorporating an integrated oven, hob, fridge, freezer, dishwasher, washing machine, and built-in bin storage. A useful pantry cupboard provides dedicated space for small appliances, including a kettle and toaster, together with additional storage.

French doors open onto the private rear garden, which is attractively tiered and designed for entertaining. A standout feature is the fabulous garden bar and outdoor kitchen, complemented by a dedicated entertainment area, creating the perfect space for relaxing and socialising with family and friends.

Viewings are now invited and highly recommended.

