



TRACY PHILLIPS

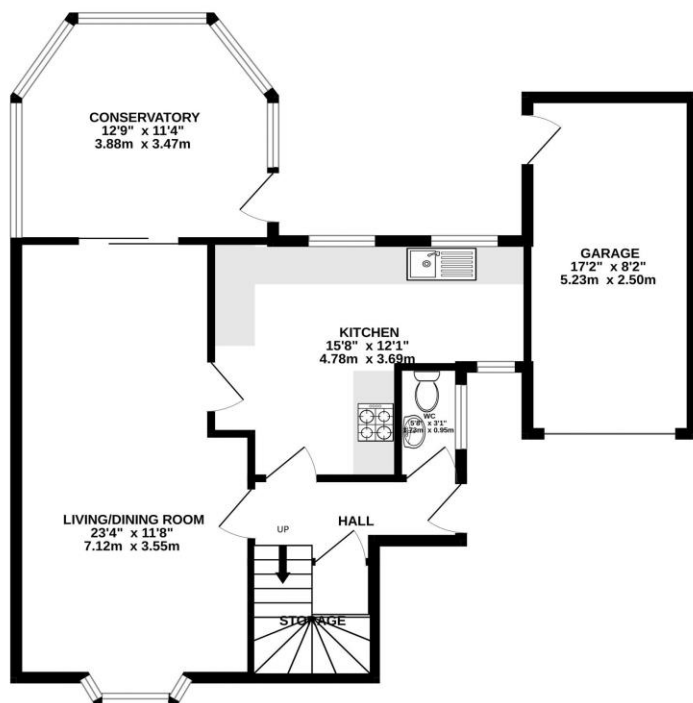
Estates



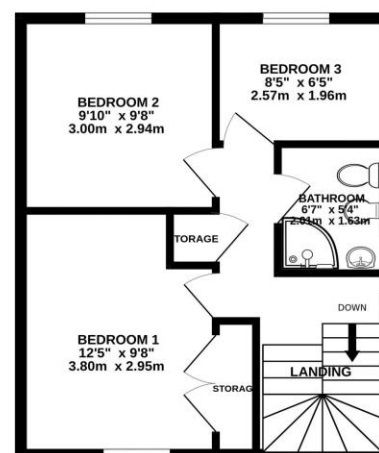
TRACY PHILLIPS

Estates

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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	Potential
74 C	78 C



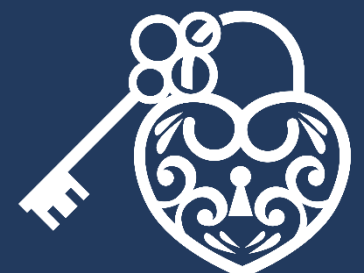
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Offers In Excess Of £310,000

Kingshill Court, Standish, WN6 0AR



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Set within a lovely small residential estate, this attractive detached home offers well-proportioned accommodation, a private south-facing garden and beautiful countryside-style views to the rear. A double driveway provides ample off-road parking and leads to a single garage.

The property is entered via a welcoming entrance hallway, with useful storage beneath the stairs and a convenient downstairs cloakroom fitted with a WC and wash hand basin. The extended kitchen is well equipped with a good range of fitted cupboards and drawers, together with space and plumbing for both a washing machine and dishwasher. There is also a gas hob and oven. The spacious lounge flows through to the dining area, with a bay window overlooking the front of the property and an attractive electric fireplace creating a focal point. Patio doors open into a delightful summer room, which enjoys views and access over the beautifully private rear garden.

To the first floor, the generous master bedroom is positioned to the front and benefits from fitted wardrobes. The second bedroom is another excellent-sized double, positioned to the rear and enjoying far-reaching views across the private land beyond, where horses can often be seen. The third bedroom is a good-sized single, also overlooking the rear garden.

Outside, the rear garden enjoys a desirable south-facing aspect and an excellent degree of privacy, the garden is laid mainly to lawn with a paved patio area, mature plants, colourful flowers and a charming water feature. It provides a lovely space for relaxing and entertaining during the warmer months.

The property is situated within the popular village of Standish, renowned for its excellent schools and vibrant high street, which offers a superb selection of independent shops, restaurants, cafés and everyday amenities. With lovely walks on the doorstep and convenient access to the surrounding countryside, this is a wonderful location for family life. **Offered for sale with no onward chain.**



