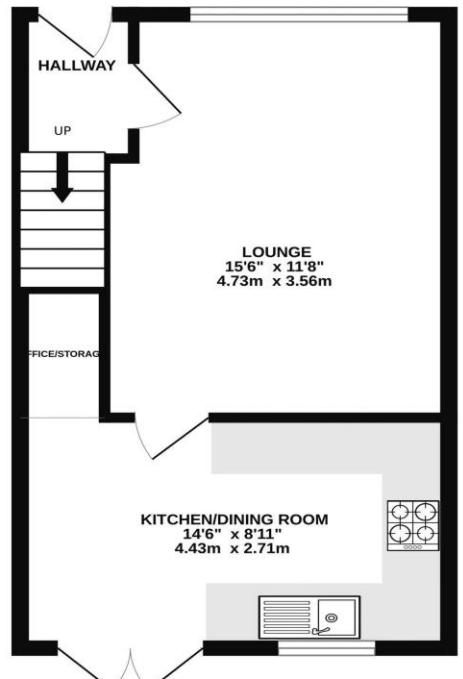




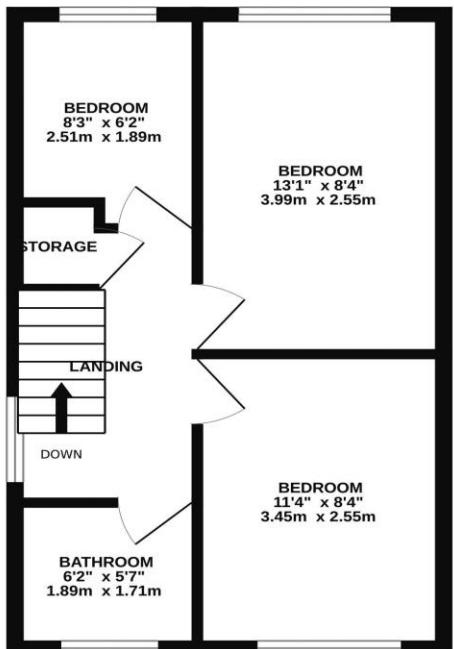
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (65.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and 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 condition or working order can be given.  
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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 and 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.

# TRACY PHILLIPS

## Estates



Offers In Excess Of £210,000

Quakers Place, Standish, WN6 0TQ



Located just a short stroll from the centre of the thriving village of Standish and within close proximity to one of the area's most sought-after primary schools, this attractive three-bedroom semi-detached home enjoys a highly convenient and desirable setting.

Offering approximately 710 sq. ft. of well-planned accommodation and with the benefit of **no onward chain**, the property is ideally suited to a discerning buyer seeking a comfortable family home.

The accommodation briefly comprises an entrance hallway with staircase leading to the first floor. From here, a door opens into the generous lounge, which features a stylish panelled feature wall and a large picture window overlooking the front elevation. To the rear, the spacious dining kitchen is fitted with a wide range of wall and base units and includes a Flavel range oven with gas hob and extractor hood. There is ample space for a dining table and chairs, while French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a family bathroom fitted with a white three-piece suite comprising a bath with shower attachment, wash hand basin with vanity storage, and WC.

Externally, the property benefits from a front garden and a driveway providing off-road parking for several vehicles.

To the rear is a large, enclosed garden featuring a patio area ideal for outdoor dining, along with lawned and gravelled sections, with potential to extend the kitchen/dining area.

Standish village is within easy walking distance and offers an excellent range of shops, amenities, popular dining spots, highly regarded schools, and superb transport links.



