



TRACY PHILLIPS

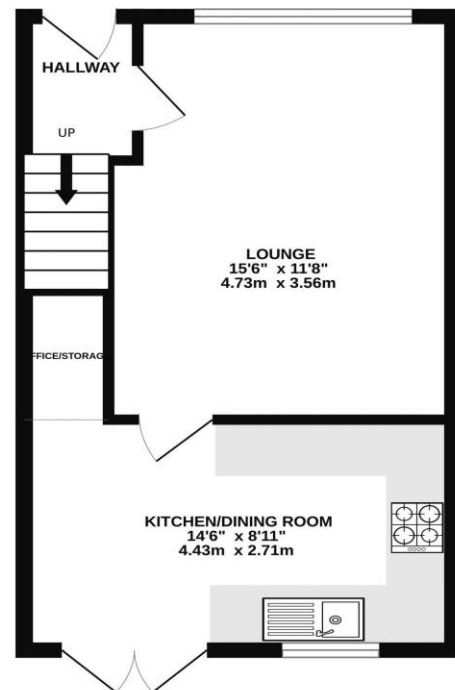
Estates



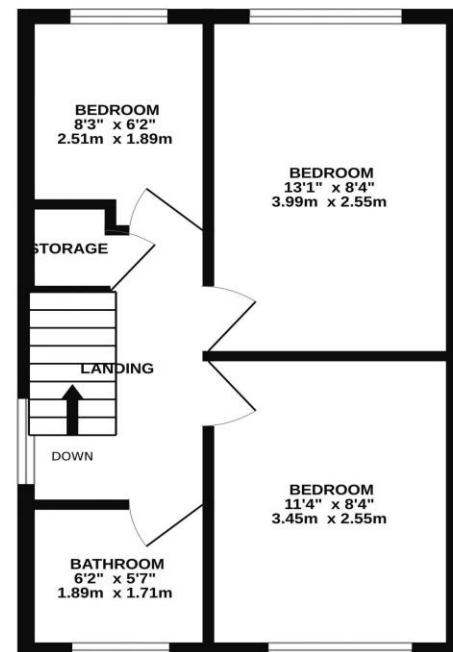
TRACY PHILLIPS

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 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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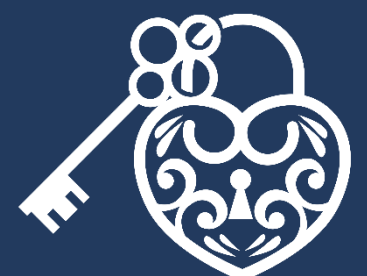
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Offers In Excess Of £210,000

Quakers Place, Standish, WN6 0TQ

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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.



