



# TRACY PHILLIPS

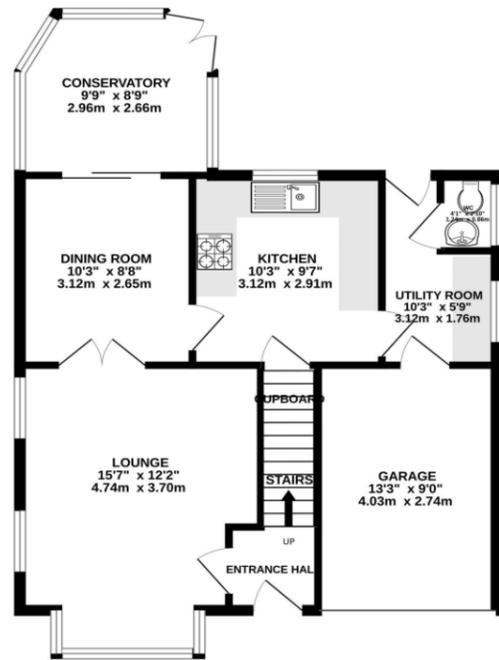
## Estates



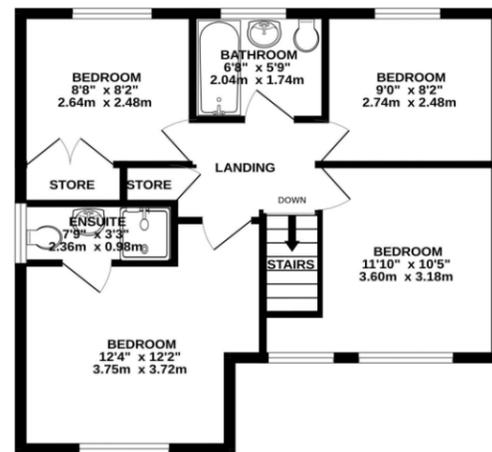
# TRACY PHILLIPS

## Estates

GROUND FLOOR



1ST FLOOR



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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



01257 422228  
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £365,000

Somerton Close, Standish, WN6 0RP

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This spacious detached house occupies a generous corner plot at the head of a quiet cul-de-sac, right in the centre of Standish village. Within a short stroll of the high street, it benefits from a wealth of local amenities including shops, cafés, restaurants, and outstanding schools, making it an ideal family home. The property offers gardens to the front, side, and rear, with ample driveway parking leading to a single integral garage.

Inside, the welcoming entrance hallway leads to a bright and spacious lounge at the front, featuring a charming fireplace and a bay window. Double doors open into the dining room at the rear, which connects seamlessly to the conservatory with tiled flooring, enjoying lovely views over the rear garden and allowing natural light to flood the space. The kitchen is fitted with a range of integrated units including a gas hob, oven, and plentiful storage, complemented by a good-sized pantry cupboard under the stairs. The utility room is tiled and plumbed for a washer and dryer, with an integral door to the garage, while the cloakroom features a WC, sink, and tiled walls and floor. The boiler has been installed in the last few years, offering modern efficiency and peace of mind.

Upstairs, the landing leads to four bedrooms and the family bathroom. The master bedroom at the front is generously proportioned with fitted wardrobes and drawers, and benefits from a modern en suite with shower, WC, sink, and heated towel rail. The second bedroom is also a good-sized double at the front, while the third bedroom to the rear is currently used as a study and includes a built-in cupboard. The fourth bedroom is a single with fitted storage, currently serving as a dressing room. The family bathroom is fitted with a bath with mixer shower tap, WC, and sink unit.

The rear garden is a real highlight, offering mature trees, a decking area, lawn, and flower borders, providing a private and relaxing outdoor space.

This exceptional home is offered with no upward chain and is ready for its next owners to move in and enjoy.





