



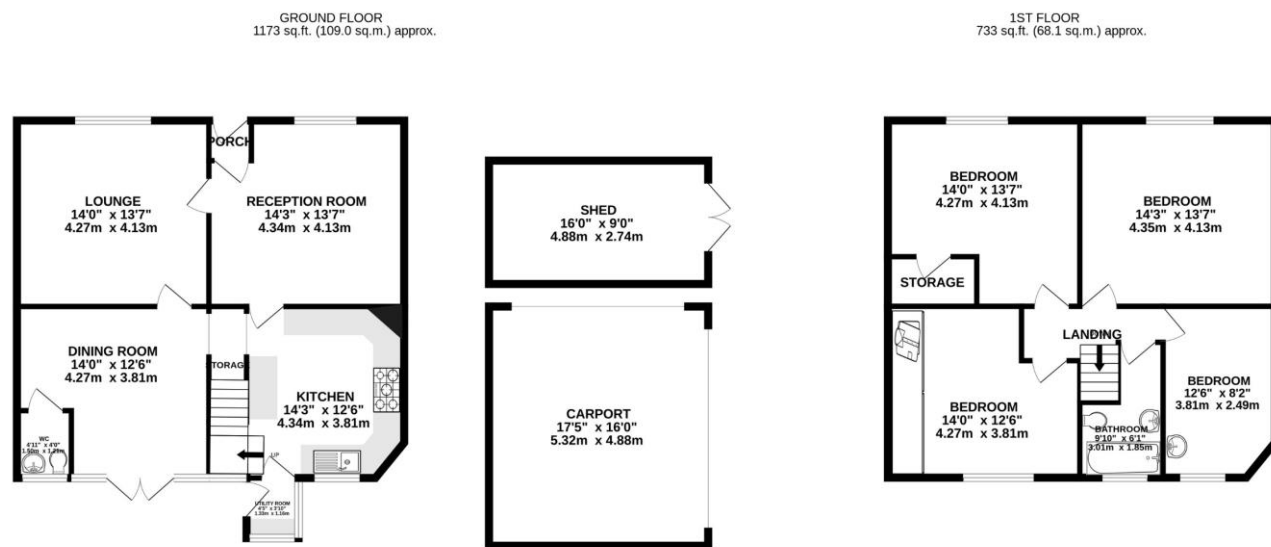
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1907 sq.ft. (177.1 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		97 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £295,000

Preston Road, Standish, WN6 0NY



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This beautiful four bedroom quasi semi-detached home is situated along the desirable Preston Road. The charming double-fronted home offers generous living space and timeless character throughout. Boasting an impressive circa 1,907 sq. ft. of accommodation, this property is perfectly suited for a growing family. Thoughtfully laid out over two floors, the home features spacious and well-balanced rooms filled with period charm—high ceilings, exposed beams, and open fireplaces add a touch of warmth and heritage to the living areas.

The accommodation begins with a welcoming entrance porch leading into a cosy sitting room, a separate lounge, and a formal dining room. A modern ‘Shaker’-style fitted kitchen come complete with integrated appliances and a range cooker and is complemented by a separate utility room and a convenient ground floor W.C. Upstairs, the spacious landing provides access to four generously sized double bedrooms and a well-appointed family bathroom. To the rear, the property enjoys a beautifully landscaped, south-facing garden with a large patio—perfect for outdoor dining and entertaining. A large shed with power offers additional storage or workspace. A shared driveway leads to a carport at the rear, providing ample off-road parking.

Located just a short walk from the vibrant heart of Standish village, residents can enjoy an array of shops, bars, restaurants, supermarkets, and local amenities. Families will also appreciate the property's proximity to the highly regarded Standish High School, just a stone’s throw away, as well as excellent transport links via the nearby M6—ideal for commuters.

Early viewing is highly recommended to fully appreciate the space, character, and location this wonderful home has to offer.





