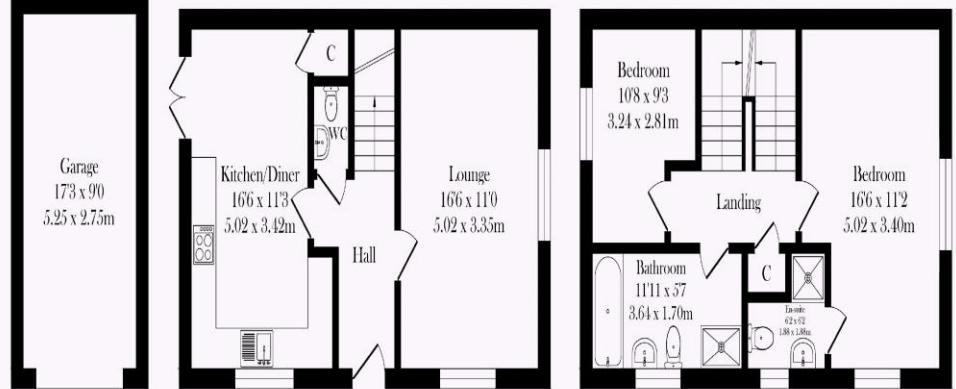




# TRACY PHILLIPS

## Estates



Ground Floor  
Approx. Floor  
Area 14.4 Sq.M  
(155 Sq.Ft.)

Ground Floor  
Approx. Floor  
Area 42.4 Sq.M  
(456 Sq.Ft.)

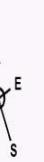
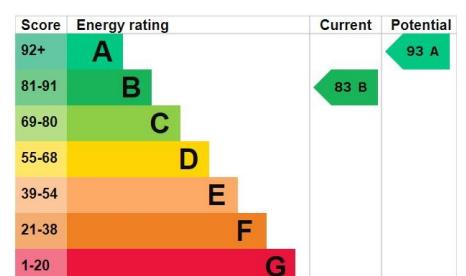
First Floor  
Approx. Floor  
Area 42.4 Sq.M  
(456 Sq.Ft.)

Second Floor  
Approx. Floor  
Area 35.0 Sq.M  
(377 Sq.Ft.)

Total Approx. Floor Area 134.2 Sq.M. (1444 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

TRACY PHILLIPS  
Estates



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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 or 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



Asking Price: £320,000

Broadleaf Crescent, Standish

This three-storey modern property is an attractive modern house, built approximately 2 years ago by highly regarded builder Wainhomes, located close to the popular area of Shevington Moor which offers easy access for the motorway and yet is a short walk from Standish town centre, along the newly completed walkway. This contemporary home offers a perfect blend of style, comfort and functionality, ideal for modern family living and a generous floor plan which extends to circa 1444 sq ft. The property features four spacious bedrooms and three well-appointed bathrooms, making it an ideal choice for families or individuals seeking ample space and modern amenities. There is also a newly landscaped rear garden created by the current owners, providing a tranquil retreat.

Upon entering the property, residents and guests are greeted by a stylish and inviting interior. The ground floor comprises a spacious living room featuring two windows and fitted shutters, a modern sleek kitchen equipped with high-end appliances including integrated fridge/ freezer, cooking appliances and dishwasher and a dining area perfect for entertaining. The interior design showcases modern finishes, a neutral colour palette, and thoughtful attention to detail. The first floor of the property features two of the property's four bedrooms, the family bathroom and an en shower room. Each bedroom is designed to offer comfort and privacy, with ample space for relaxation. The bathrooms are contemporary in style with modern fittings. The second floor features two further spacious double bedrooms, both with windows to two elevations and Velux roof lights. Both bedrooms enjoy the use of a further shower room to this floor providing excellent facilities for any growing family.

Externally, there are gardens to both the front and rear, the rear being particularly well designed and a large tarmac driveway to the front of the home leading to a single detached garage. Situated in a super spot with easy access to both the centre of Standish and the motorway access, this property offers easy access to a range of amenities including shops, restaurants, schools, and public transportation. Its convenient location provides residents with the opportunity to enjoy the vibrant community while still being able to retreat to their modern oasis.

Viewings of this fabulous modern family are now welcomed.

