



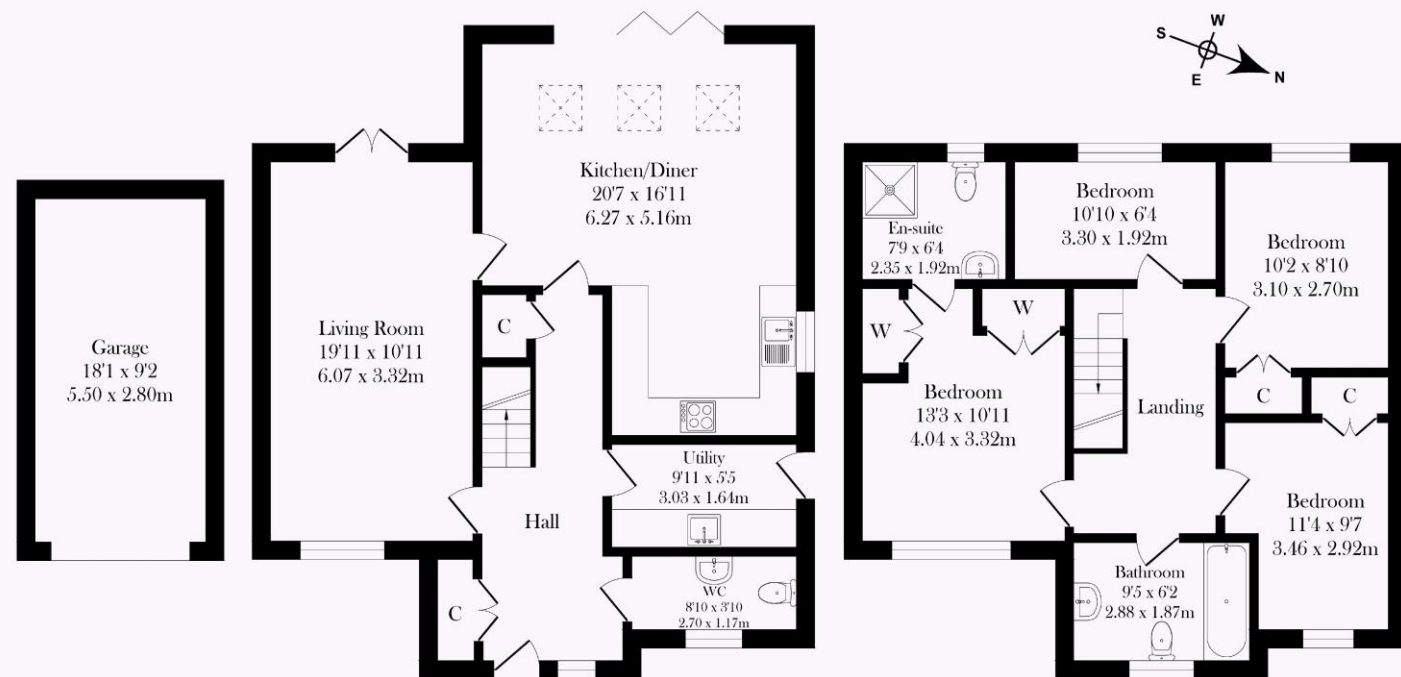
TRACY PHILLIPS

Estates



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Garage
Approx. Floor
Area 15.4 Sq.M
(166 Sq.Ft.)

Ground Floor
Approx. Floor
Area 72.0 Sq.M
(775 Sq.Ft.)

First Floor
Approx. Floor
Area 61.2 Sq.M
(659 Sq.Ft.)

Total Approx. Floor Area 148.6 Sq.M. (1630 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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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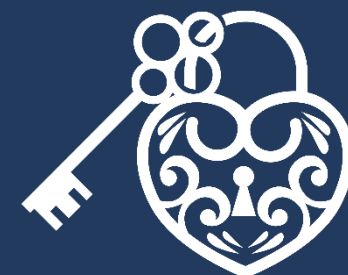
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £430,000

Moss Green Close, Standish

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Located on one of Standish's premier estates, on a quiet cul de sac overlooking protected woodland and recently completed by acclaimed builders Morris Homes, this property is a perfect family home. Every modern convenience has been included within the property and our client had a huge list of additional extras finished at original build stage by Morris Homes. This warm and thoughtfully laid out family home provides a perfect balance of modern features, easy access to all of the facilities of the lively village of Standish, and yet located in what must surely be one of the most prized spots on the estate which enjoys a peaceful and pretty location.

The accommodation, which offers a very generous floorplan, extending to approximately 1630 square feet includes a bright entrance hall with staircase rising to the first floor, Karndean flooring and a handy cloaks cupboard. Located off the hallway is access into the spacious ground floor cloakroom, also finished with Karndean flooring and a heated towel rail and a smart two-piece suite. There is a practical and well-appointed utility room with access to outside and fitted with matching upgraded units to the kitchen and housing all of the laundry equipment. The full-length lounge is a lovely bright room featuring double aspect windows which is centred around a stylish contemporary style fireplace housing a gas fire. The piece de resistance of this home surely has to be the stunning open plan kitchen/dining and family room. This amazing space is filled with light via three large Velux roof lights and Bi folding doors leading out to the garden. The kitchen was also upgraded by our client to feature a classy range of units including pan drawers and up and over wall cabinets, Neff eye level built in ovens and five ring gas hob and integrated dishwasher. Quartz worktops complete the stylish look. The Karndean flooring completes the look. The first floor provides four excellent bedrooms, the main bedroom with an ensuite and the family bathroom, also with an upgraded finish. The main bedroom, located at the front of the home overlooks open space and serene views towards Rivington Pike and includes a smart en suite shower room with double shower, wash hand basin and w.c and fitted wardrobes in glossy white. Bedrooms two and three are both good doubles and also include additional fitted wardrobes offering lots of storage. The fourth bedroom is currently used as a dressing room.

Outside of the home the property is approached via a private driveway adjoining the woodland and leading to the double driveway located at the side of the property which leads to the detached single garage, complete with electric up and over door. There is certainly space for more cars if required with more parking available on the private road. The property is garden fronted, with a pathway to the front of the home and the rear garden is private and secure. There is a large flagged patio, ideal for outdoor dining and lawns.

Standish village is a popular place to live and an ideal place to raise a family with excellent schools, transport links and facilities all on hand. There is a real sense of community and it boasts the only Grade I listed building, St Wilfreds Church in the conservation centre at its centre. Independent shops, flagship eateries and cosy cafes are all close by.

Viewings of this simply stunning home are now welcomed and recommended.





