



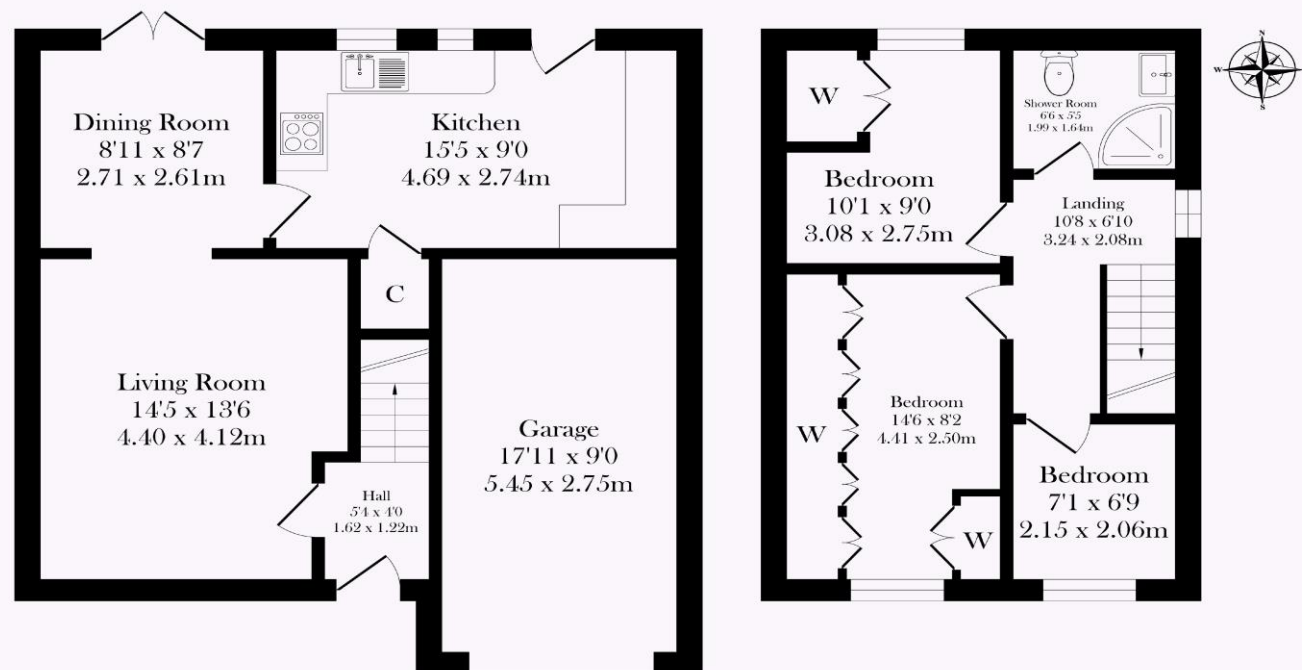
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 57.3 Sq.M
(617 Sq.Ft.)

First Floor
Approx. Floor
Area 33.3 Sq.M
(358 Sq.Ft.)

Total Approx. Floor Area 90.6 Sq.M. (975 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		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £250,000

Moores Lane, Standish



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Located in a popular residential area, this well-maintained three-bedroom semi-detached home offers spacious living accommodation, a recently installed boiler and radiators and a large driveway with space for multiple vehicles, and even a caravan.

Internally, step into a welcoming entrance hallway that sets the tone for the rest of this inviting home. The lounge/dining room is a lovely open-plan space and is filled with natural light, with French doors opening out onto the rear garden, making it ideal for entertaining or relaxing. The spacious fitted kitchen features a range of base and wall units and offering excellent storage, including a built-in cupboard. A door leads directly to the garden for added convenience.

To the first floor, the master bedroom is a generously sized room to the front of the property, complete with fitted wardrobes. The second bedroom is a large double at the rear of the house, enjoying views over the garden. The third bedroom is a good-sized single bedroom, also positioned to the front. The family bathroom features tiled walls, vinyl ceiling, corner shower, WC, and a vanity sink unit. There is a recently installed boiler and radiators, ensuring energy-efficient and reliable heating throughout

Externally, to the front you will find a neatly lawned garden with attractive borders and a generous driveway offering ample parking. To the rear there is a secure garden with lawn and patio - perfect for outdoor entertaining or family play space with a large outbuilding used for storage as well as a hardstanding area to the side.

This is a fantastic opportunity to purchase a well-cared-for family home with plenty of space both inside and out, in a great location. The property is situated in the highly sought-after location of Standish, and is within easy reach of local village amenities, charming cafés, excellent schools, scenic countryside walks and transport links.





