



TRACY PHILLIPS

Estates



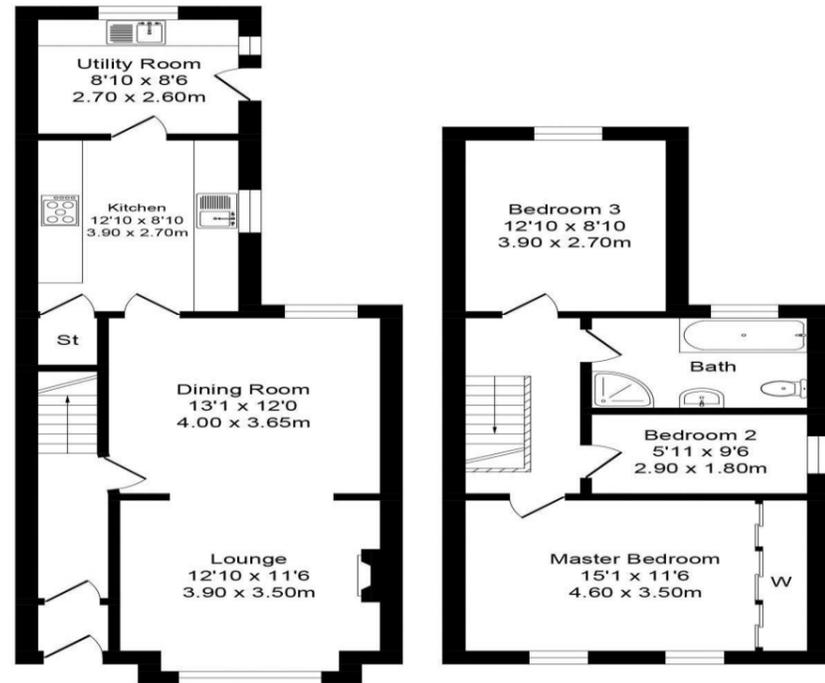
TRACY PHILLIPS

Estates

Chorley Road

Total Approx. Floor Area 1078 Sq.ft. (100.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 585 Sq.Ft
(54.3 Sq.M.)

First Floor
Approx. Floor
Area 493 Sq.Ft
(45.8 Sq.M.)



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Asking Price: £275,000

Chorley Road, Standish WNI 2TX



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An outstanding traditional semi-detached home, beautifully finished and full of character, extending to nearly 1,100 sq ft. This exceptional family home offers thoughtfully designed accommodation with an elegant mix of contemporary updates and classic features. Internal inspection is highly recommended to fully appreciate the quality and attention to detail throughout.

Arranged over two welcoming levels, the accommodation briefly comprises an inviting entrance hallway with staircase rising to the first floor. The open-plan lounge and dining room is a superb family space, featuring two exposed brick fireplaces, one with an open fire, and a walk-in bay window. Dual aspects create a bright, light and airy environment, complemented by striking herringbone flooring throughout the ground floor reception areas. At the rear, the kitchen has been refitted with sleek, contemporary stone-coloured units and offers a well-planned layout for modern family living. Features include an electric hob, eye-level oven, space for an American-style fridge freezer, and integrated dishwasher, with matching units used in the sizeable utility/laundry room, which also provides additional storage, laundry facilities and direct access to the rear garden.

The first floor comprises three excellent bedrooms. Two are generous doubles, with the principal bedroom featuring two windows, fitted wardrobes and an elevated outlook. The third bedroom is currently a pretty nursery. The family bathroom is tastefully appointed with a modern suite including wash hand basin, WC, panelled bath and separate shower enclosure.

Externally, the property occupies a generous plot with a beautifully landscaped rear garden. Features include a lawned area, Indian stone patio ideal for alfresco dining, raised lawn, and brick-built planting beds. Parking is provided to the front with dedicated bays where an electric vehicle charging point is also installed and to the rear. Additional benefits include gas central heating and double glazing. Meticulously maintained, this much-loved home combines classic character with modern finishes, creating elegant and inviting living spaces ideal for family life.

The property is situated in the highly desirable village of Standish, known for excellent schools, a wide range of amenities including shops, library and leisure facilities, and a thriving community with popular bars and restaurants. There is also excellent access to the motorway network, making commuting straightforward.

Viewings of this beautifully presented home are now invited.





