



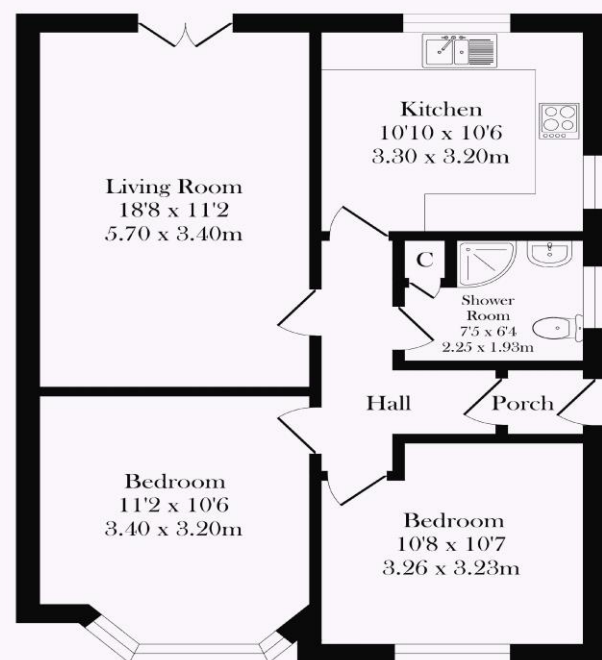
TRACY PHILLIPS

Estates



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Approx. Floor
Area 66.4 Sq.M
(715 Sq.Ft.)

Total Approx. Floor Area 66.4 Sq.M. (715 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.



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

Score	Energy rating	Current	Potential
		71 C	88 B



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Asking Price: £200,000

Ash Grove, Standish



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Situated along this quiet street, close to the centre of Standish village, this immaculate true bungalow has been lovingly and beautifully cared for by the current owners. Rarely do true bungalows come to the market with such a beautifully cared for standard of presentation.

The accommodation briefly comprises a welcoming entrance hallway leading to the home's main rooms including a modern dining kitchen in Beech which includes space for appliances including a washing machine, dishwasher and oven. There are two windows filling the room with light. The extended lounge is situated to the rear of the property, and leads to the garden via a large set of French doors, perfect to enjoy the views over the garden and is finished with a smart central fireplace. To the front of the property there are two excellent double bedrooms, with the master featuring a range of fitted wardrobes and both are of a good size. The attractive accommodation is completed with a modern well-appointed shower room incorporating a corner shower cubicle, wash hand basin, and w.c whilst neutral tiling complements the room.

Externally, the property also offers beautifully maintained gardens and a driveway. The front of the bungalow provides a flagged driveway, bordered by an immaculate lawned garden and provides excellent off-road parking for three or four vehicles and access to the side of the home and the single detached garage. The rear garden offers the benefit of not being directly overlooked, and there is a lovely Indian stone flagged terrace and steps leading down to the slightly tiered garden featuring a greenhouse and an idyllic spot to enjoy the peace of this quiet location. It is ideal for outdoor dining.

Standish village is within walking distance and provides an excellent range of facilities including many shops, a post office, library and leisure facilities. There are also a lovely selection of cafes, restaurants and bars. Standish also provides easy access to both the motorway and rail networks across the North West.

Viewings of this immaculate and beautifully cared for home which can be offered with no onward chain and vacant possession are now invited and welcomed.





