



TRACY PHILLIPS

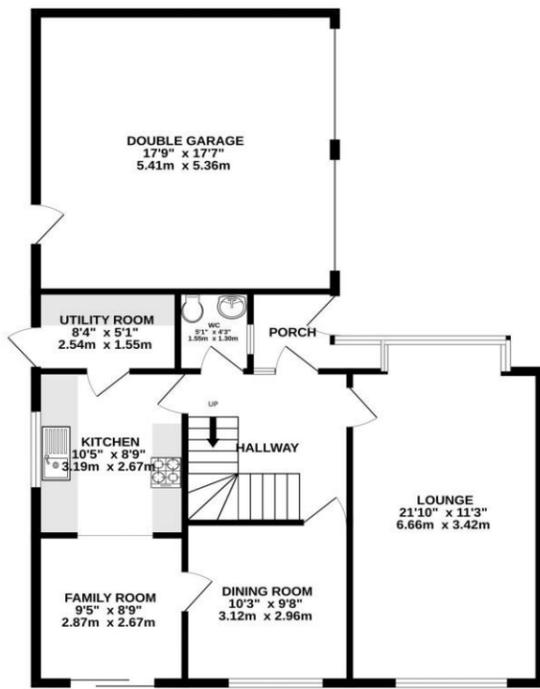
Estates



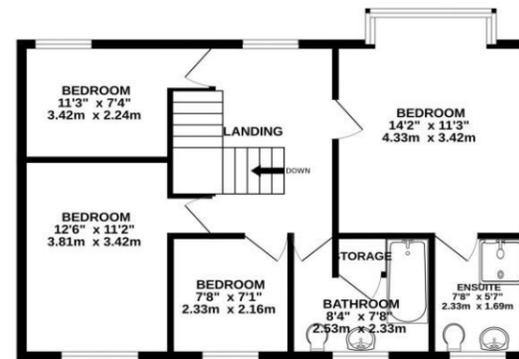
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Estates

GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price £385,000

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Located in the highly sought-after village of Standish, this impressive freehold detached family home offers generous living space, modern upgrades, and a beautifully private garden. Boasting an imprinted concrete driveway and a double integral garage, the property presents superb kerb appeal and excellent practicality. An entrance porch leads into a large welcoming hallway, complete with a useful storage cupboard beneath the stairs. The newly fitted kitchen features a double oven, gas hob, stylish units, and Karndean flooring, and flows effortlessly into the dining area with glazed doors overlooking the lovely, private rear garden. A separate utility room provides additional fitted units, plumbing, and a door to the side of the property. The spacious lounge is a standout feature—dual-aspect windows, including a front bay, flood the room with natural light, while a gas fireplace creates a warm and inviting atmosphere. Completing the ground floor is a generous cloakroom with WC and sink.

Upstairs, the accommodation includes a large double bedroom to the front above the garage, complete with fitted wardrobes. The master bedroom enjoys dual-aspect windows, fitted wardrobes and drawer units, and its own en suite with shower, WC and sink. The family bathroom offers a bath with overhead shower, WC, sink, and a heated towel rail. A single bedroom, currently used as an office, and a further rear double bedroom with fitted wardrobes complete the first floor.

The garden is a real highlight—spacious, private, and wrapping around the back and side of the home. It features a patio area, well-kept lawn, and attractive flower beds, and benefits from not being overlooked to the rear.

Situated in the heart of Standish, the property enjoys easy access to excellent local schools, cafes, restaurants, amenities, and picturesque local walks, while Junction 27 of the M6 is just a ten-minute drive away—ideal for commuters and families alike.





