



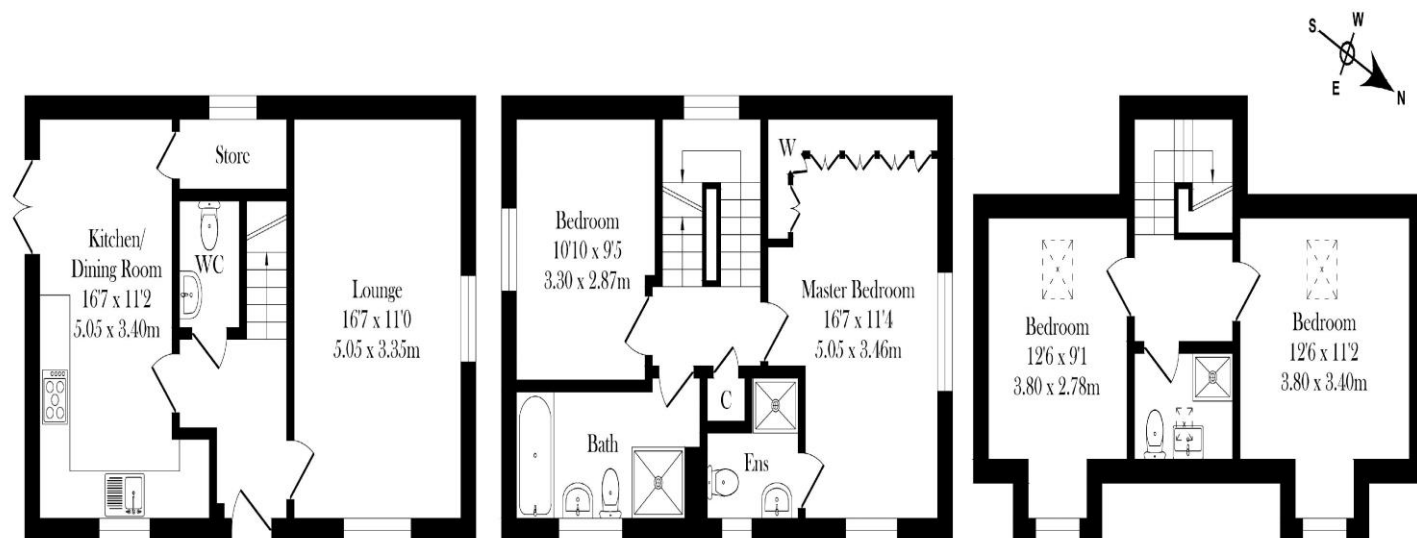
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor
Area 42.6 Sq.M
(459 Sq.Ft.)

First Floor
Approx. Floor
Area 42.6 Sq.M
(459 Sq.Ft.)

Second Floor
Approx. Floor
Area 30.0 Sq.M
(323 Sq.Ft.)

Total Approx. Floor Area 115.2 Sq.M. (1241 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Asking Price: £320,000

Foxtail Meadow, Standish



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This stunning four bed modern detached residence is a real gem, and has been built by the highly respected builder, Wainhomes, on their popular development of Cat i' th' Window. Close to the village of Standish, where one will find an abundance of shops and amenities, whilst there are several well-regarded schools at both primary and secondary level, which is always an important consideration with a home of this type. For the older generation, the commuter can enjoy ease of travel throughout the North-West, with both the bus and train station close-by, as well as the M6 and M61 motorways, ensuring major commercial centres such as Manchester, Preston and Liverpool are all within easy reach.

The accommodation itself extends to in excess of 1,241 square feet in total, with living spaces which are lovely and light, accentuated by the colorful décor. Entering via the welcoming entrance hallway with doors leading to the living room, kitchen/dining room and the WC. The living room consists of front and side facing double glazed windows, wall mounted radiator and tv point. The kitchen/dining room comprises a modern fitted kitchen with integrated fridge freezer, space for a washing machine and dishwasher, and with space for family dining with patio doors leading to the rear garden. To the first floor is the master bedroom with front and side facing double glazed windows, wall mounted radiator, tv point and door leading to the en suite. The en suite comprises of hand basin, low level flush and step in cubicle. The fourth bedroom is a great sized double with double glazed window and wall mounted radiator. To finish the first floor there is a four-piece family bathroom comprising of hand basin, low flush wc, step in shower cubicle and panelled bath. To the second floor there two great sized bedrooms, both with front facing double glazed windows and wall mounted radiator. There is even another bathroom comprising hand basin, low flush wc and step in shower cubicle.

The property enjoys a front garden which provides off-road parking facilities for a number of vehicles, as well as access to the detached single garage, whilst the corner plot affords a very good-sized side garden which extends around to the side.

An early internal inspection of this fabulous home is essential to avoid disappointment the quality of its accommodation.





