



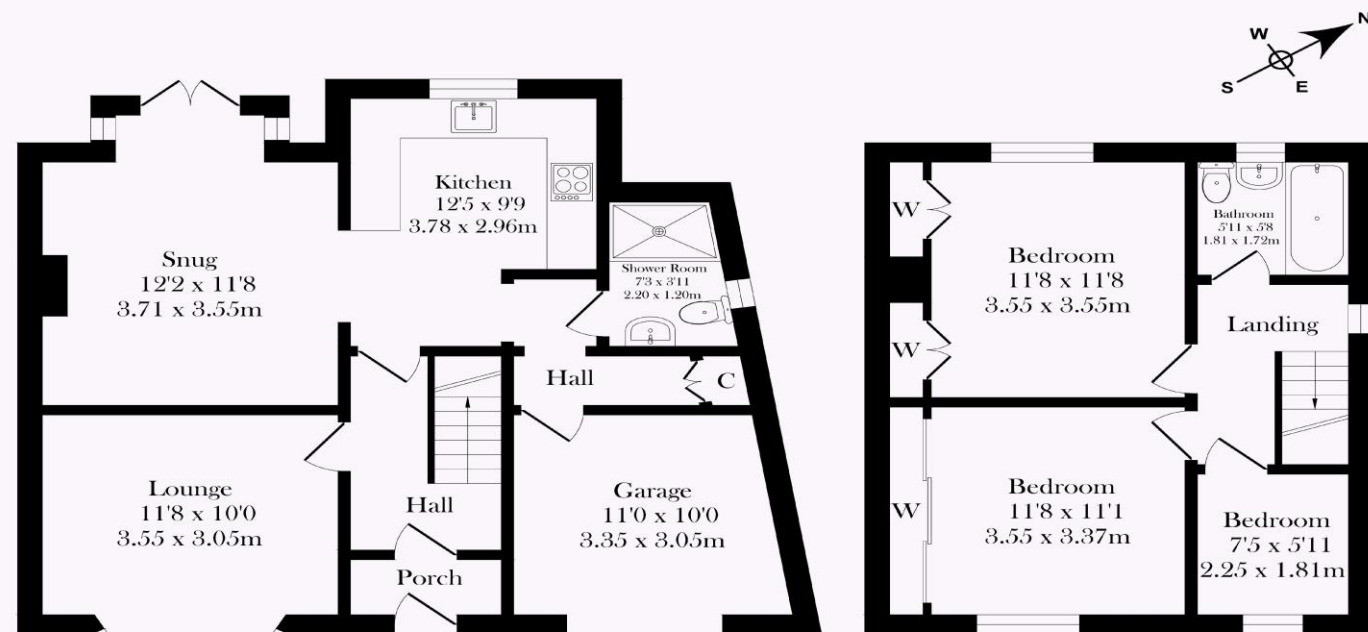
TRACY PHILLIPS

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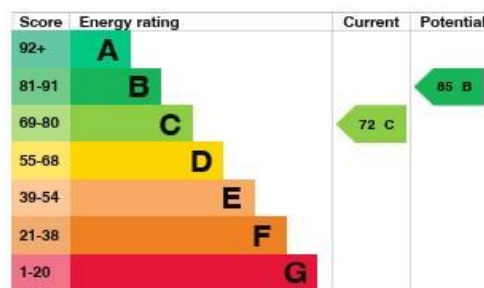
Ground Floor
Approx. Floor
Area 63.0 Sq.M
(678 Sq.Ft.)

First Floor
Approx. Floor
Area 38.0 Sq.M
(409 Sq.Ft.)

Total Approx. Floor Area 101.0 Sq.M. (1087 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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Asking Price: £280,000

Kenyon Road, Standish

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We are delighted to bring to the market this meticulously refurbished three-bedroom semi-detached property, nestled in the heart of Standish Village. Every detail of this home has been thoughtfully curated, resulting in an immaculate and tasteful residence that seamlessly blends modern comfort with traditional charm. The property has been upgraded with a new boiler, new windows, radiators, consumer unit, fully re-wired, underfloor heating in the kitchen/snug, wet room, and utility area and a new alarm system for peace of mind.

The traditional entrance porch opens into a welcoming hallway with herringbone flooring, a cast-iron radiator, and practical under-stairs storage. The well-proportioned lounge, flooded with natural light from the large bay window, features a media wall, creating a delightful space for relaxation. The open plan kitchen and snug to the rear are the true heart of this home. Equipped with integrated appliances, a breakfast bar, and a snug boasting a log burner, this area is perfect for both culinary endeavours and cosy gatherings. The snug features a new log burner and has fitted shelves and units in the recess, the room has French doors that open to the rear garden. A thoughtfully designed wet room incorporating a shower, sink unit and wc with feature lighting and a well-organized utility area and store cupboard complete the ground floor amenities. The bespoke utility store cupboard houses the washing machine and dryer.

To the first floor, the elegant master bedroom to the rear showcases two fitted wardrobes and a panelled feature wall, providing a serene retreat. The family bathroom boasts a bath with an overhead shower, a vanity sink unit, and a WC, combining style with functionality. The second bedroom is a generously sized double with a fitted wardrobe, while the third bedroom to the front is a charming single, currently utilized as a dressing room.

Externally, there is an abundance of parking space on both the driveway and the road. The front garden is mainly laid to lawn and the driveway provides access to the garage. The expansive rear garden, featuring a patio area and lawn, extends gracefully around the neighbouring garden, creating a picturesque and spacious outdoor space.

Don't miss the opportunity to make this meticulously renovated property your forever home. Contact us today for a viewing.





