



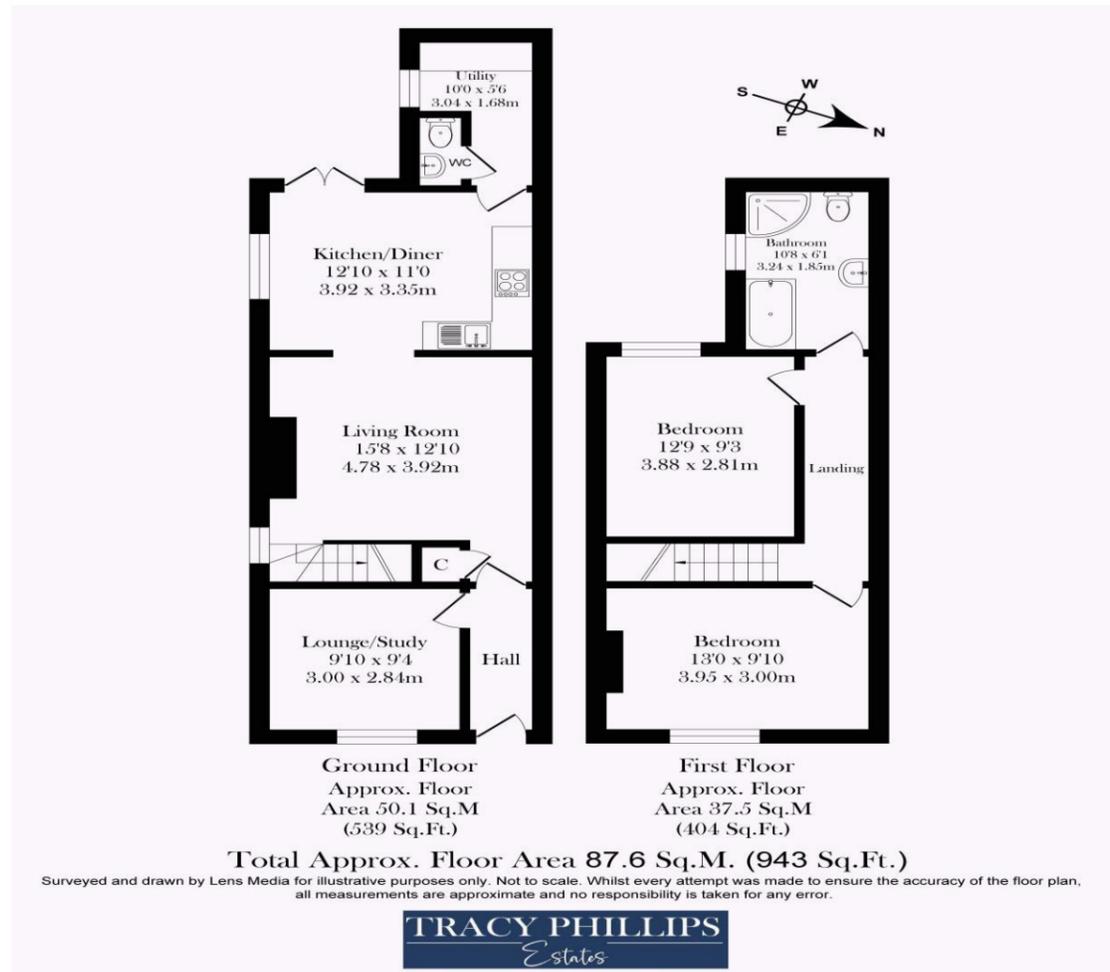
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Offers in Excess of £200,000

Rectory Lane, Standish, WNI 2TY



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This beautifully presented two-bedroom end-terraced home offers a number of pleasant surprises, boasting features rarely found in properties of this type. From off-road parking to a generous, private rear garden, the home combines practicality with charm, while internally the extended layout provides two reception rooms and two double bedrooms, creating a deceptively spacious feel throughout.

Ideally located within a mile of Standish village centre, the property enjoys easy access to a wide range of amenities, well-regarded schools and excellent motorway links, making it a highly desirable setting for a variety of buyers—particularly those taking their first step onto the property ladder. The home has been well maintained by the current owners and is beautifully decorated and presented throughout.

The accommodation begins with a welcoming entrance hallway leading into a versatile reception room, featuring wooden flooring that adds warmth and character. This flooring continues into the main lounge, a well-proportioned and inviting space centred around an attractive wooden fireplace, with a side window and staircase rising to the first floor. To the rear, the property opens into an extended dining kitchen, fitted with a range of Shaker wall and base units complemented by contrasting work surfaces. It is equipped with a double electric oven and hob with extractor canopy, while tiled flooring and inset spotlighting enhance the modern finish. uPVC double glazed French doors provide direct access to the rear garden, perfect for indoor-outdoor living during the warmer months. The ground floor is completed by a practical utility room and a convenient two-piece cloakroom/WC.

To the first floor are two bright and spacious double bedrooms, with the master bedroom featuring a charming original wrought-iron fireplace. The bathroom is particularly generous in size for a property of this style, offering a four-piece suite in classic white, including a pedestal wash hand basin, WC, panelled bath and separate shower cubicle.

Externally, the property continues to impress, with a shingled frontage providing off-road parking, and a well-maintained rear garden that is mainly laid to lawn and enjoys a private, secluded aspect.

This delightful home is ready for immediate viewing and would make an excellent purchase for first-time buyers or those seeking a well-appointed home in a sought-after location.





