



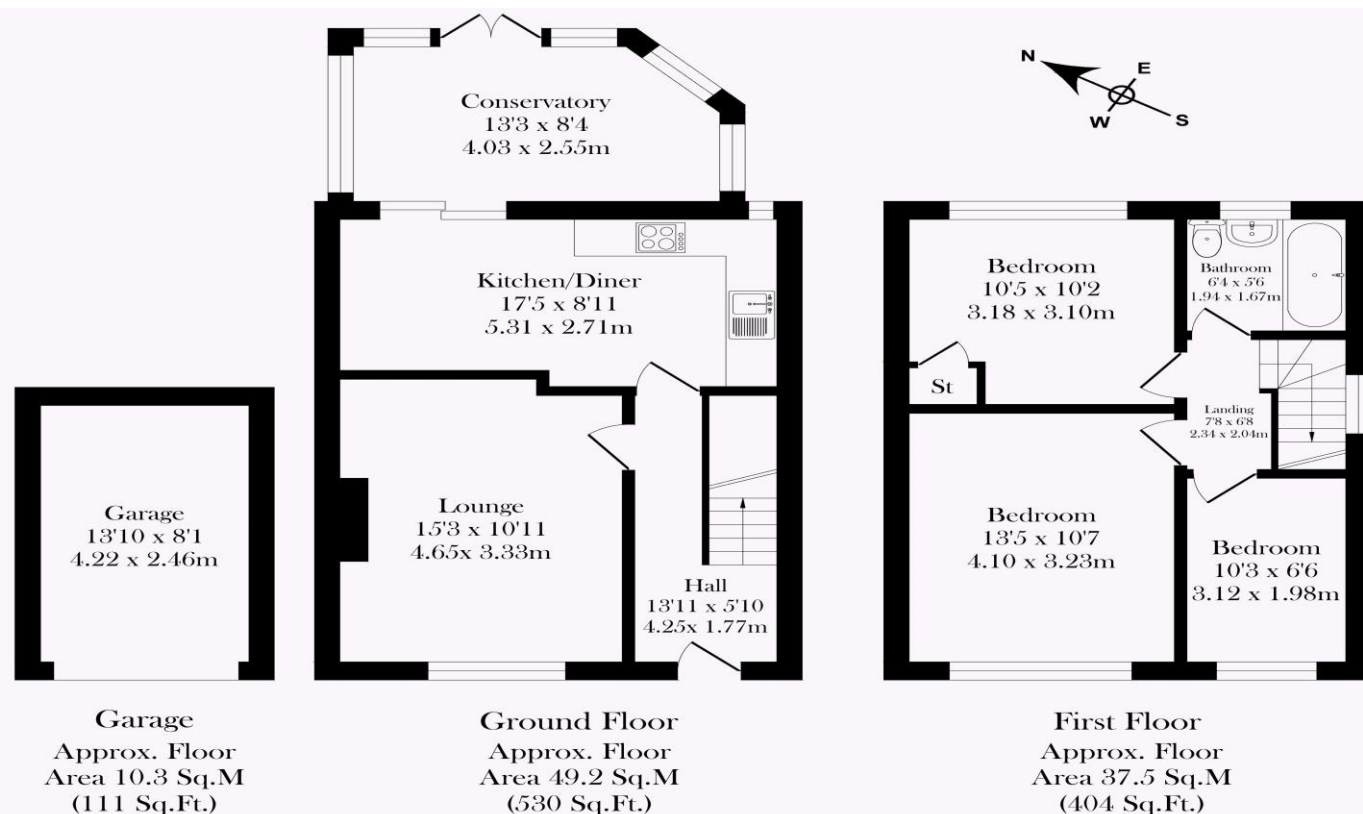
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 97.0 Sq.M. (1045 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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Offers Over £220,000

Douglas Road, Standish

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This very well-presented three bed semi-detached property has a great deal to offer and presents a perfect opportunity for a first-time buyer or family who wants to live in the Shevington Moor area of Standish which offers excellent access to the motorway and is walking distance to Standish High School. The lovely home has been well cared for and much loved, both internally and externally, giving garden space to the front side and rear of the property. The property is situated within a most popular residential development, only a short drive from the centre of Standish's bustling village, complete with a host of shops and amenities, whilst excellent schools at both primary and secondary level are within easy reach, as well as the convenience of the M6 motorway if looking to travel further afield. There is also a newly created walkway close by making the village walking distance too.

The property itself, which extends to circa 1045 sq ft, has a lovely welcoming ambience and the accommodation briefly comprises an entrance hallway with its staircase to the first floor. The lounge is bathed in natural light via the large picture window to the front elevation and is focused around a lovely feature fireplace, with laminate flooring completing the neutral toned room. The modern kitchen is open to the dining area and is fitted with an excellent range of wall and base units with Shaker style units and includes space for all the usual appliances and also access directly into the spacious conservatory, which overlooks the garden and in turn in to the garden. To the first floor, one will discover the three bedrooms, all of which are attractively presented. The family bathroom is fitted with a smart three-piece suite comprising a WC, vanity wash hand basin and panelled bath with shower attachment. Neutral tiling completes this room.

Externally, the property has beautifully tended gardens to the front, and rear with off road parking via a tarmac driveway which extends to the aide of the home and leads to a detached garage. Double gates secure the garden with the rear featuring low maintenance lawns and flagged patio area.

We would highly recommend an internal inspection of this lovely home.





