



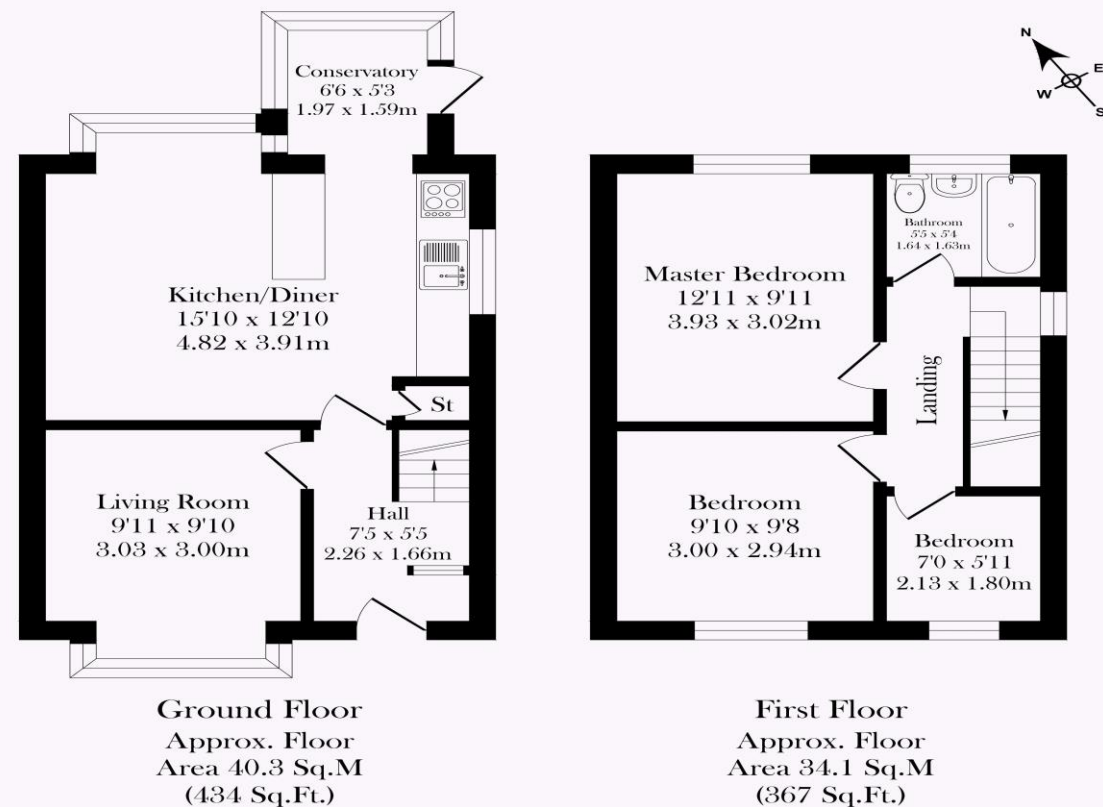
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		



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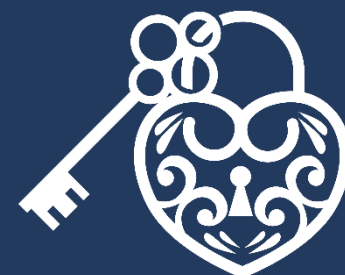
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Asking Price: £220,000

Preston Road, Standish

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Welcome to this inviting semi-detached family residence located in the sought-after village of Standish. Standish offers a range of outstanding schools, local amenities and some lovely restaurant and local walks whilst within five minutes commute of the M6.

There is a welcoming entrance hallway that leads to the lounge, which is situated to the front of the property and is spacious and bright and has a feature fireplace creating a cosy ambiance. The heart of the home lies towards the rear, where a well-appointed dining kitchen awaits. A modern island, gas hob and oven, and fitted units define this space, and this bright and spacious room is complemented by a gas fire with contemporary-style fireplace. There is also a practical understairs storage cupboard. A thoughtfully designed rear extension porch, complete with plumbing for a washer and electrical provisions, adds practicality to daily living. To the first floor there are three bedrooms and bathroom. The master bedroom is situated to the rear with far reaching views towards Rivington. The well-proportioned second bedroom (a spacious double) enjoys a pleasant outlook to the front, while the third bedroom provides flexibility as a cosy single or versatile home office. Completing the accommodation, the family bathroom features a bath with overhead shower, WC, and sink.

Externally, there is a block paved driveway to the front providing off-road parking. The rear garden has a generous patio and gravelled area, providing an inviting outdoor space.

This property is offered for sale with no chain and viewings are welcome and invited.

