



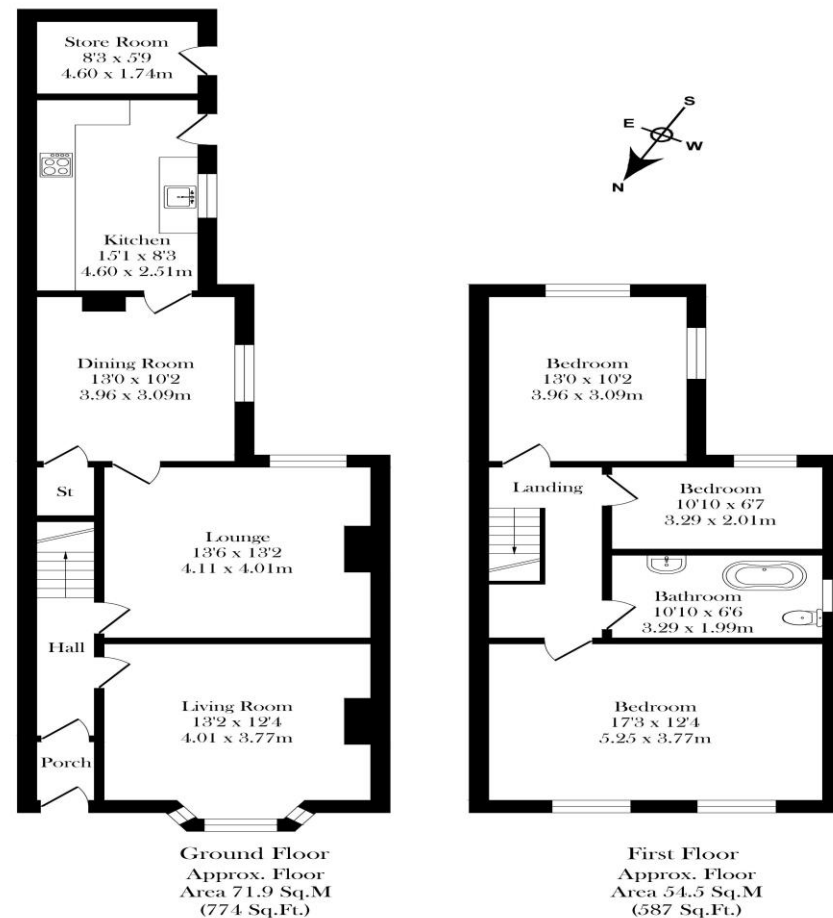
TRACY PHILLIPS

Estates



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Total Approx. Floor Area 126.4 Sq.M. (1361 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



01257 422228

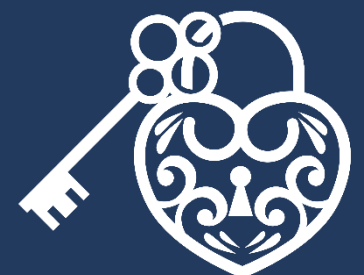
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Offers Over £230,000

Chorley Road, Standish

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Filled with charm and character and offering a very generous floor plan. this beautiful period home rests along Chorley Road, one of the most established lanes in Standish. Having been carefully loved and maintained by our current owners, in which they have raised their family, this handsome home provides lots of space, lovely outside areas and lots of beautiful original features. The property has a brand new boiler (fitted in 2023) and also has been recently double glazed throughout.

The floor plan extends to a superb 1361 sq feet of accommodation and briefly comprises a welcoming entrance porch which leads into the impressive hallway with staircase rising to the first floor complete with a beautiful original balustrade and staircase. The main lounge is positioned at the front of the home and includes a lovely walk-in Bay window, original cornice and a fabulous feature cast iron fireplace with wooden surround. The second sitting room is located at the rear of the home and includes a large original fitted storage cupboard with open display shelving, a further wooden fire surround again complete with cast iron inset. Leading off the second reception room is a dedicated dining room and this room includes the most stunning original range for decorative effect, and lots of room for entertaining and family gatherings. The fitted kitchen is located at the rear of the property and includes a range of traditional farmhouse style units which includes open shelving and fitted base units, a Belfast sink and space for both fridge and cooker. There is access to the pretty courtyard and the laundry equipment is located in a dedicated utility room accessed via the courtyard and cleverly tucked away. Rising to the first floor, there is a lovely open landing which leads in to the property's three spacious bedrooms and the family bathroom. Bedroom One is positioned at the front of the property and is a really good space which is filled with light via the two front windows, and features stripped floor boards and a cast iron fireplace. Bedroom Two features two windows and the third bedroom has fitted storage. The family bathroom also includes traditional features including a cast iron slipper bath with overhead shower attachment, wall mounted wash hand basin and w.c.

Externally, the property is set behind a small brick wall and is garden fronted which leads to the impressive entrance door. There is pedestrian access to the side of the property leading to a lovely courtyard rear garden which is secured by walls and has a gate leading to the private road to the rear which means that the property is also not overlooked. The courtyard is cobbled and includes raised bed planting and lots of outdoor dining space.

Viewings of this delightful home, filled with original features, are now welcomed.

