



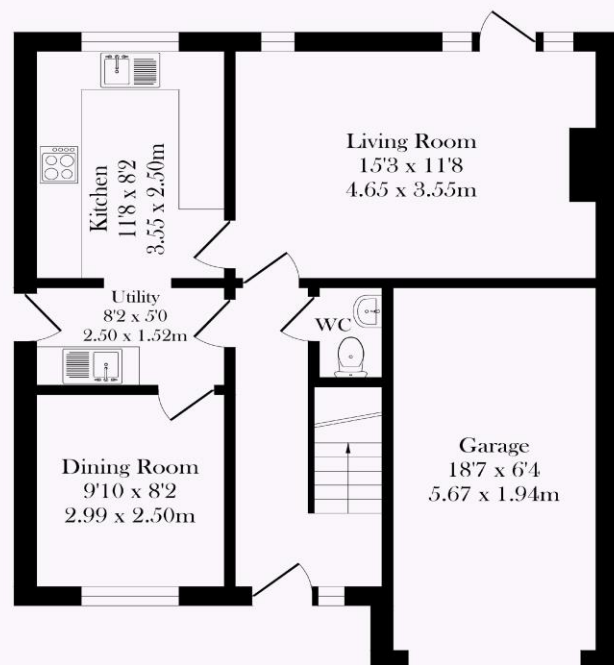
TRACY PHILLIPS

Estates

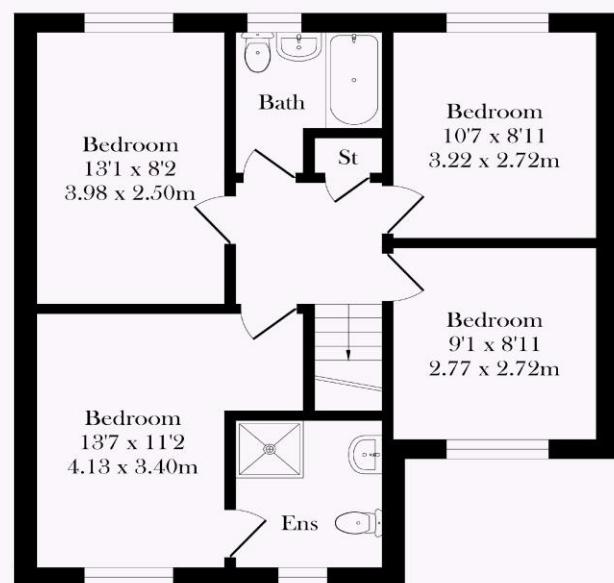


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 65.0 Sq.M
(700 Sq.Ft.)

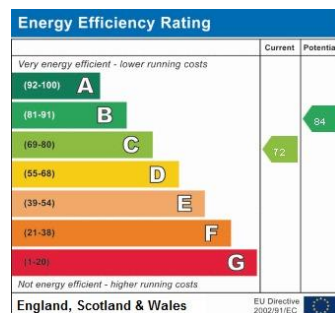


First Floor
Approx. Floor
Area 56.6 Sq.M
(609 Sq.Ft.)

Total Approx. Floor Area 121.6 Sq.M. (1309 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.

TRACY PHILLIPS
Estates



01257 422228

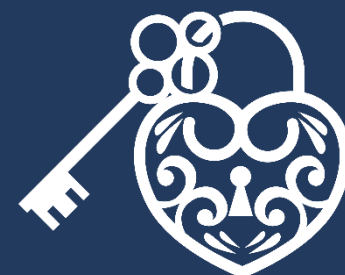
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers Over £320,000

Bradshaw Close, Standish

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



A wonderful opportunity to purchase a four bedroom detached home, offering over 1300 square feet of living space, offering tremendous potential. This delightful property rests in a pleasant position on this ever popular residential development, and is perfect for the family lifestyle with a safe and secure setting, a flexible, flowing floor plan and good sized gardens combined with excellent local schools, public transport and the amenities of Standish's bustling village centre, all right on the door step.

Internal inspection is highly recommended and will reveal light and bright living areas which have been well maintained. The ground floor has a wonderful open feel which makes it great for entertaining and perfect for practical everyday living. Brief accommodation highlights include entrance hallway, a large lounge, formal dining room, a fitted kitchen with integrated appliances and a separate utility room, and a handy two-piece downstairs cloaks/W.C. On the first floor there are four well-proportioned bedrooms which can all easily accommodate a double bed and the master bedroom also has the benefit of an ensuite shower room. The family bathroom affords a modern three-piece suite in classic white with low level WC, vanity wash hand basin and a panelled bath with shower over.

Externally, there are gardens to the front and rear with the rear being of a particularly good size and in a super sunny position, having neat lawns with a paved patio area for outdoor dining and entertaining. To the front there are lawns and ample parking on the driveway which gives access to a single garage with up and over door, power and lighting. Other benefits of this beautiful home include gas central heating and double glazing.

Viewings are now welcomed and the property can be offered with vacant possession.





