



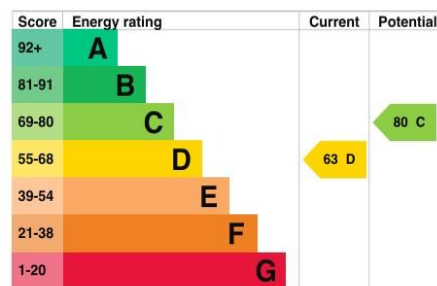
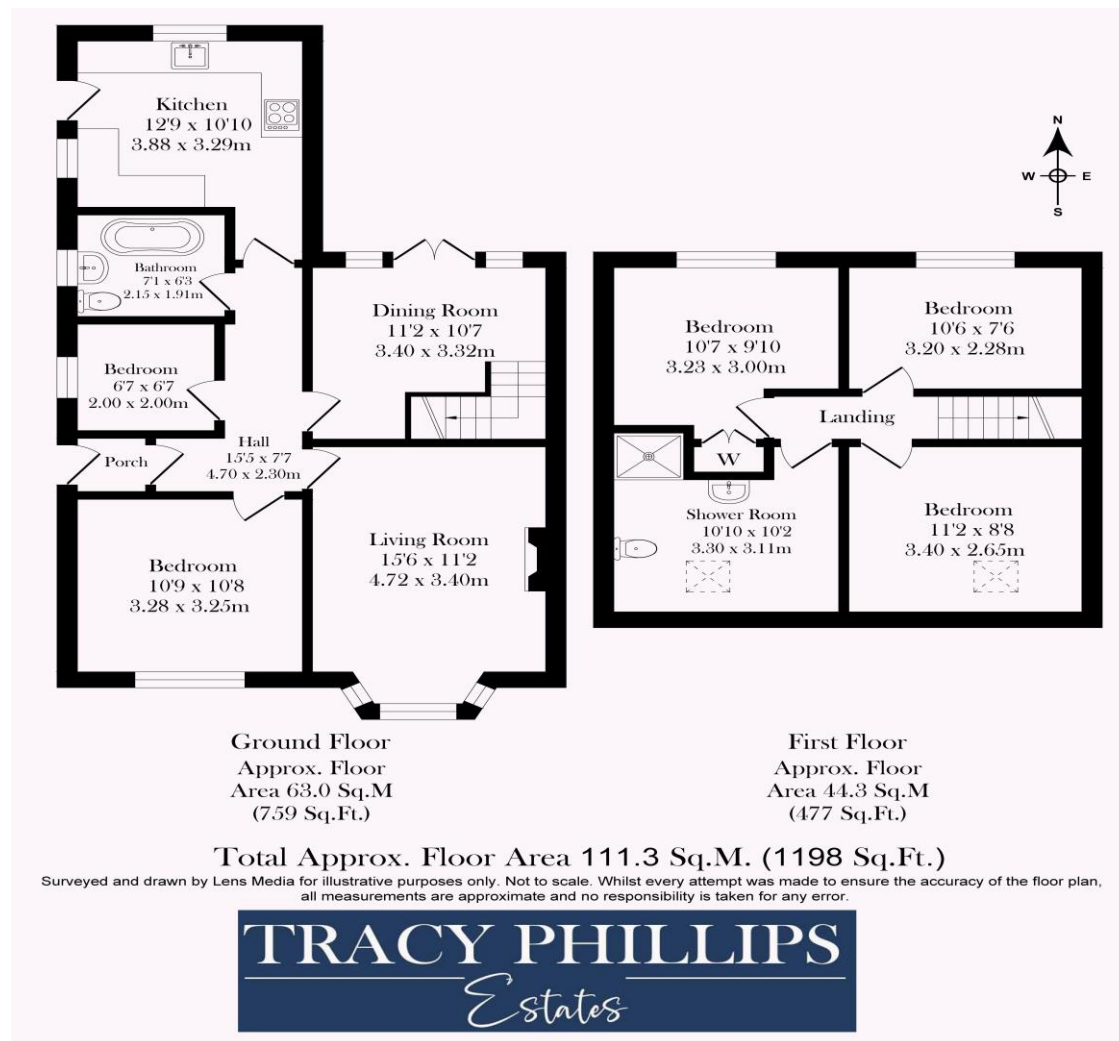
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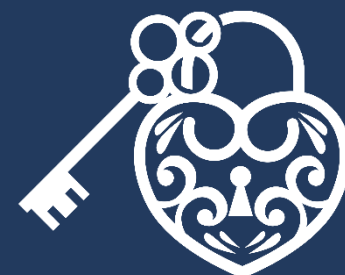
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Asking Price: £254,995

Oak Avenue, Standish



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Located along this quiet avenue with Ashfield Park at the end of the avenue, this lovely extended and immaculately presented semi-detached home offers much more than first meets the eye. Having been cleverly extended by the current owners into a spacious family home with light bright rooms, an excellent flow and ready to move into accommodation.

The property offers flexible living space which extends to circa 1198 sq feet and briefly comprises a side entrance door leading into the entrance porch and hallway which flows through the accommodation and is finished with wood flooring. The cosy lounge is positioned at the front of the property and features a wood burning stove set in a traditional hearth and a fantastic large bay window with far reaching views towards Rivington Pike. There is an additional reception room to the front of the property which is currently used as a second sitting room but could equally work as a ground floor bedroom, if required. To the rear of the home the dining room is located. This sunny room features the staircase rising to the first floor and French doors leading to the garden, ideal for entertaining. The smartly fitted kitchen is positioned at the rear of the property and is fitted with a range of wall and base units in timeless cream units and includes electric hob and oven with an overhead extractor hood, integrated fridge/freezer, dishwasher and space for both a washing machine and tumble dryer. Contrasting worktops complete the look. The ground floor is completed with a further smaller reception room, currently used for storage however ideal as a dedicated study. There is also a family bathrooms suite comprising of a three-piece suite including a jacuzzi bath, wash hand basin and w.c. The room is fully tiled with matching Travertine wall and floor tiles.

Rising to the first floor there are three great sized bedrooms, all double, with the front facing bedroom providing a large Velux roof light and enjoying the lovely views. The main bedroom features fitted wardrobes and inset lighting whilst the first floor is finished with a spacious family shower room including a large double shower, wash hand basin and w.c. Black fittings and marble tiling complete the smart look.

Externally, the property is equally well maintained and presented. Set behind a red brick wall, a large flagged driveway provides excellent off road parking to the front and side of the home with the front garden edged with lawn. The rear garden is private, safe and secure and provides a sunny space to enjoy the outdoors. There are ample patios for outdoor dining and a raised lawn and planting bed.

Standish is within walking distance as are the highly regarded schools in the village, and there is an excellent range of shops and amenities.

Viewing of this immaculate home is highly recommended.





