



TATTOOS



76 Preston Road, Standish

WN6 0HS



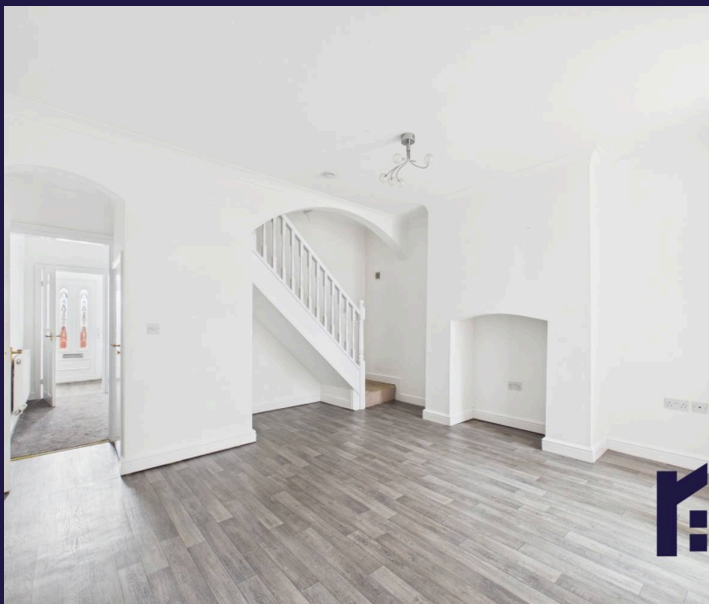
A deceptively spacious two-bedroom terraced property offering generous living accommodation throughout and available with no onward chain. Conveniently located close to local amenities, transport links and everyday essentials, this home presents an excellent opportunity for first-time buyers or investors alike.

Step through the entrance vestibule and into the welcoming living room, complete with gas fire and open access through to a second reception room, ideal for use as a dining room or additional sitting area. To the rear, the kitchen is fitted with a range of wall and base units alongside integrated appliances including oven, microwave, fridge freezer and dishwasher, with additional space for a freestanding washing machine.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom being particularly spacious. The bathroom comprises bath with shower over, wash hand basin and wc.

Externally, the south west rear yard is stone paved which provides a fantastic low maintenance place to relax. On-street parking is available nearby.

Do give us a call to book your viewing and make this property yours. Council tax X, EPC D.



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Excellent for first time buyers or investors
- Two reception rooms
- Low maintenance rear garden
- No upward chain

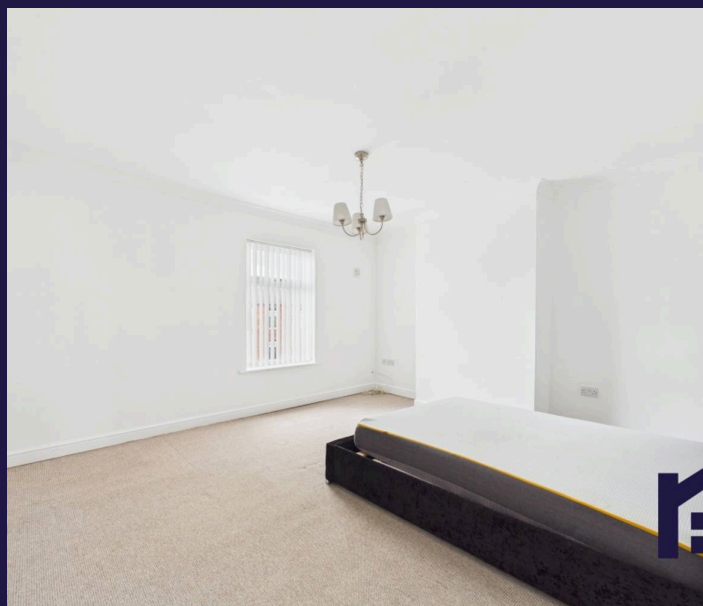


HOME  TRUTHS

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Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

82 m<sup>2</sup>

881 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360