



# Breakey & Co



**Sheldon Avenue, Standish**

**Offers in Excess of £199,995**

- Two double bedrooms
- Beautiful views
- Detached garage
- Spacious semi detached
- NO CHAIN
- Viewings essential
- Highly prized location
- Well maintained throughout
- EPC-D



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## DESCRIPTION

Positioned along Sheldon Avenue in the highly prized area of Standish is this well maintained two bedroom semi detached property offered for sale with NO CHAIN. This spacious home takes in wonderful far reaching views of open fields and rolling countryside and is conveniently situated for accessing the villages excellent local amenities, schools and is only a short drive to the M6 motorway. Arranged across two floors, accommodation highlights include; welcoming entrance porch/ hallway, family bathroom, w.c and the large open plan lounge/ diner leading to the conservatory overlooking the rear garden. The white fitted kitchen completes the ground floor accommodation. To the first floor the landing area gives access to two double bedrooms with fitted wardrobes. You will also find additional storage space or potential to extend subject to planning permission within the eaves of the property. Externally this lovely home offers a low maintenance garden to the rear with a patio area offering a quiet place to retreat to an enjoy the views. To the front elevation is a driveway leading to the detached garage providing off road parking. Other benefits include double glazing, power supply to the garage and a boarded loft with a ladder for access. Early viewings are highly recommended to avoid disappointment.







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## ACCOMMODATION

**Lounge/Diner** 27' 1" x 11' 3" (8.25m x 3.43m)

**Kitchen** 10' 3" x 10' 4" (3.12m x 3.15m)

**Bathroom** 5' 7" x 10' 4" (1.70m x 3.15m)

**Conservatory** 8' 10" x 11' 5" (2.69m x 3.48m)

**Bedroom One** 13' 0" x 11' 3" (3.96m x 3.43m)

**Bedroom Two** 11' 10" x 10' 4" (3.60m x 3.15m)

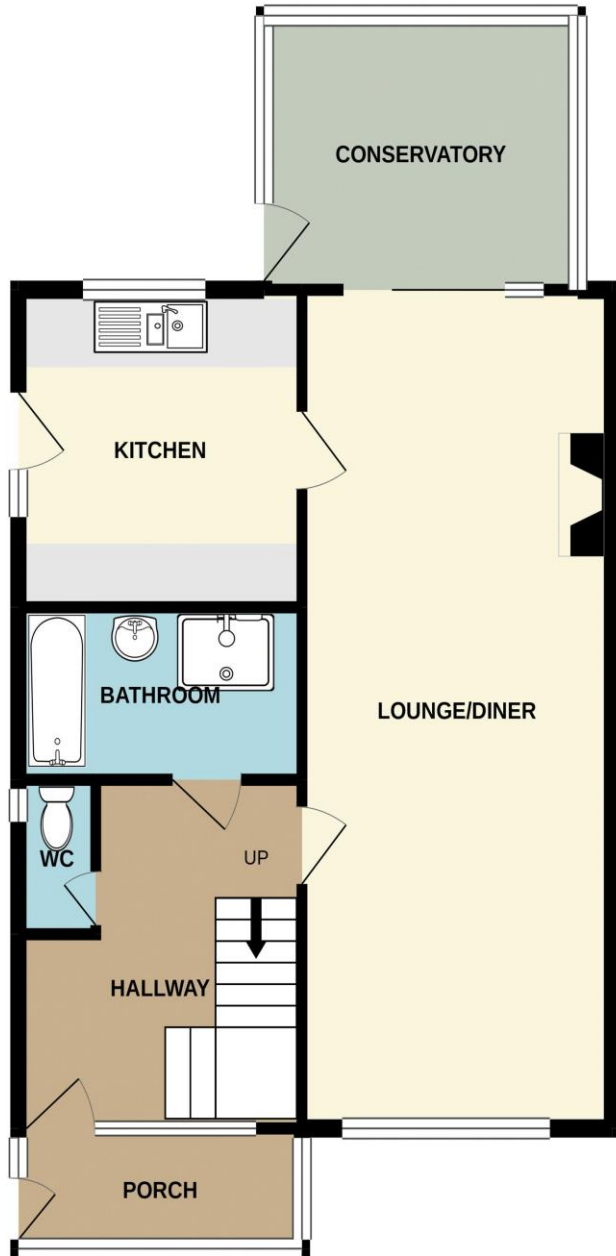




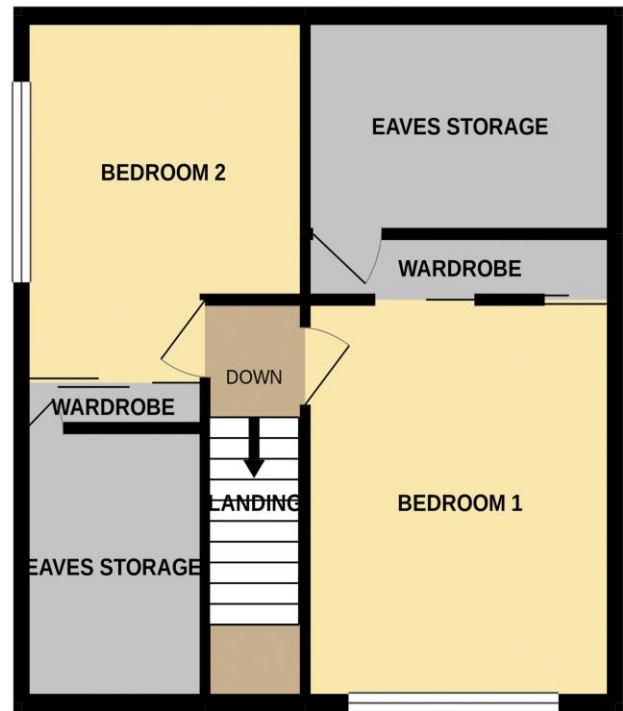
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GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

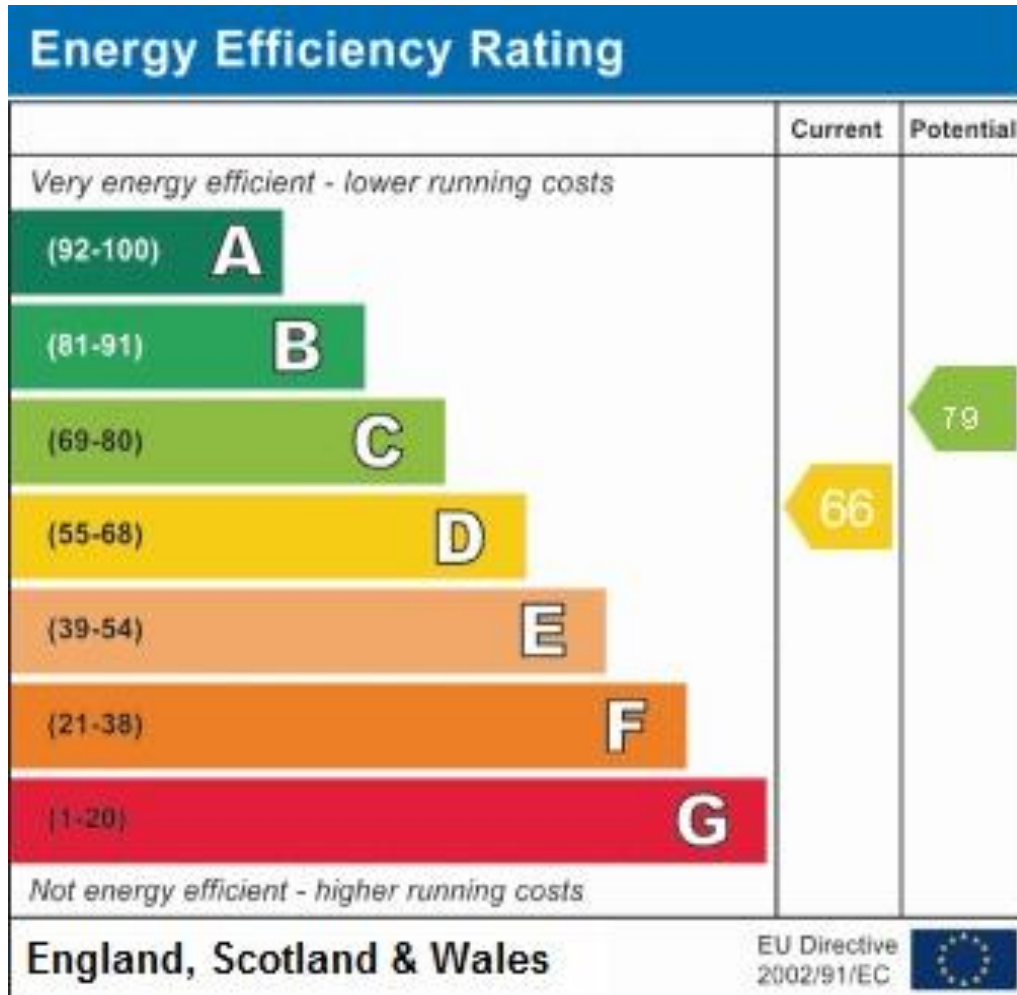
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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