



# TRACY PHILLIPS

## Estates

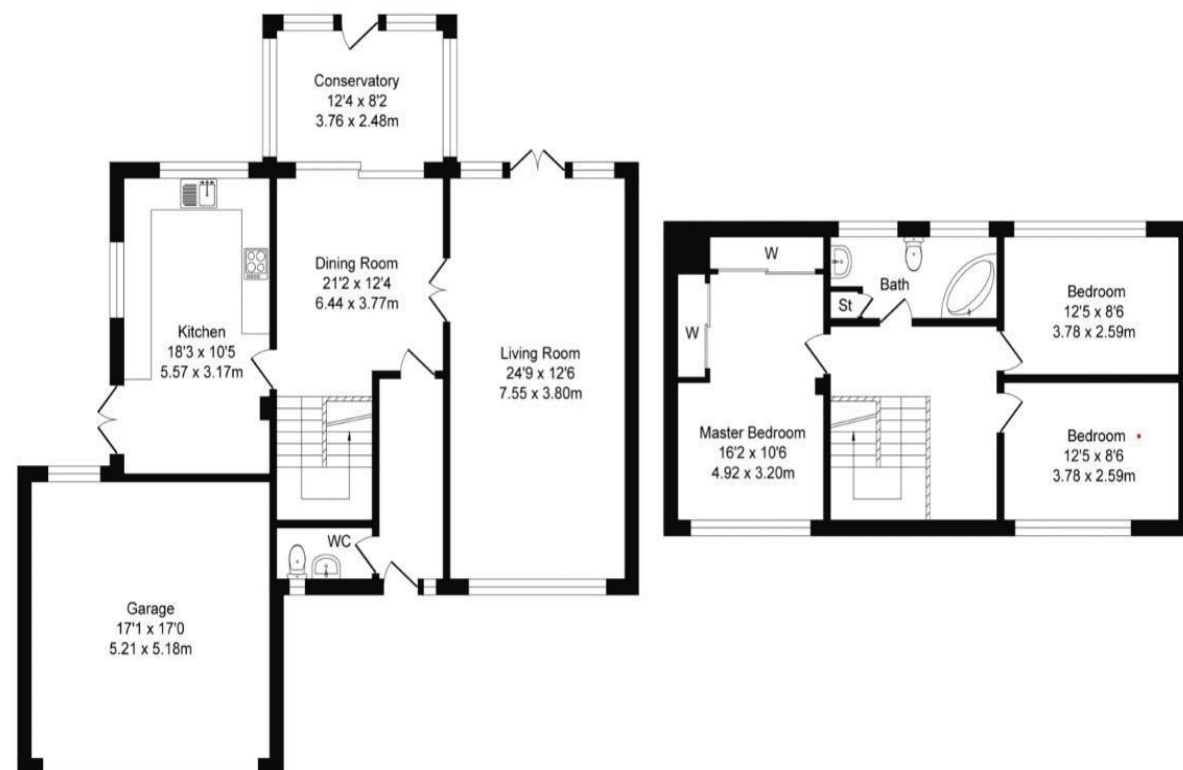


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Total Approx. Floor Area 1845 Sq.ft. (171.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



Ground Floor  
Approx. Floor  
Area 1221 Sq.Ft  
(113.4 Sq.M.)

First Floor  
Approx. Floor  
Area 624 Sq.Ft  
(58.0 Sq.M.)



01257 422228

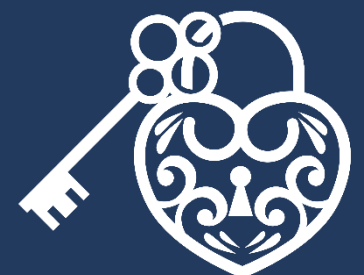
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in Excess of £400,000

Highfield Drive, Standish

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"What we love.... the lovely position, close to the park, and the wonderful bright, light filled rooms"

Sure to be in strong demand, this superb three bed detached home is situated on one of the most highly regarded roads within the area, with well-proportioned living spaces and a simply lovely plot which affords a private rear garden, and excellent front garden with ample parking, and offering an internal layout which extends to a most generous 1,845 square feet. The well presented accommodation affords a thoughtful open floor plan, with the sizeable entrance hallway which really sets the tone for the living spaces, infusing a warm and inviting ambience from the first step across the threshold, and opening in to a bright dining area with parquet flooring, and the staircase to the first floor. Leading from the dining area and in to the 25' lounge this double aspect room overlooks the rear garden, whilst the feature fireplace creates a lovely focal point. The 18' open plan kitchen/diner provides a real "hub of the home" feel and is a wonderfully sociable environment for those family dinners, with guests able to dine whilst admiring the view over the garden. Fitted with a range of modern cream wall and base units with contrasting laminated work surfaces. Leading from the kitchen there is access to the double attached garage which also doubles as a handy utility room and offers excellent storage and the home's laundry facilities. The ground floor also offers a useful downstairs cloakroom. The first floor offers three excellent bedrooms, the family bathroom and also a lovely galleried spacious landing area. The master bedroom is fitted with an excellent array of fitted wardrobes and bedrooms two and three are both of a similar size. The family bathroom is beautifully appointed with a corner bath, and overhead shower, vanity wash hand basin and a w.c.

The beautifully maintained gardens are mainly laid to lawn, with mature trees and shrubs to the perimeter, and affording a high degree of privacy and seclusion, as well as a perfect space for the little ones to explore to their heart's content. The front garden provides excellent off-road parking via a block paved driveway, access to the garage and mature planting. Located in the thriving village of Standish, the area has demonstrated itself to be a consistent attraction to prospective buyers, its strong sense of community, being a particularly strong pull for those looking for a location to raise their family. Within a short walk to Ashfield Park and the conservation area beyond and equally within walking distance of Standish Village Centre. At its heart, the beautiful Parish Church of St. Wilfrid, the only Grade I listed building within Wigan, as well as other delightful landmarks such as a late medieval cross and stone stocks in the market place, whilst the bustling village centre, which is within walking distance of the property, provides a host of local shops and amenities, including a post office, and three supermarkets. Wigan town centre is only a short distance away with its diverse range of high street stores, trendy bars and eclectic eateries. The area boasts a number of highly regarded schools at both primary and secondary level, and also close proximity to the M6 motorway, which can be accessed within a couple of minutes, ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

We would strongly recommend an early internal inspection of this delightful home to avoid disappointment.









