



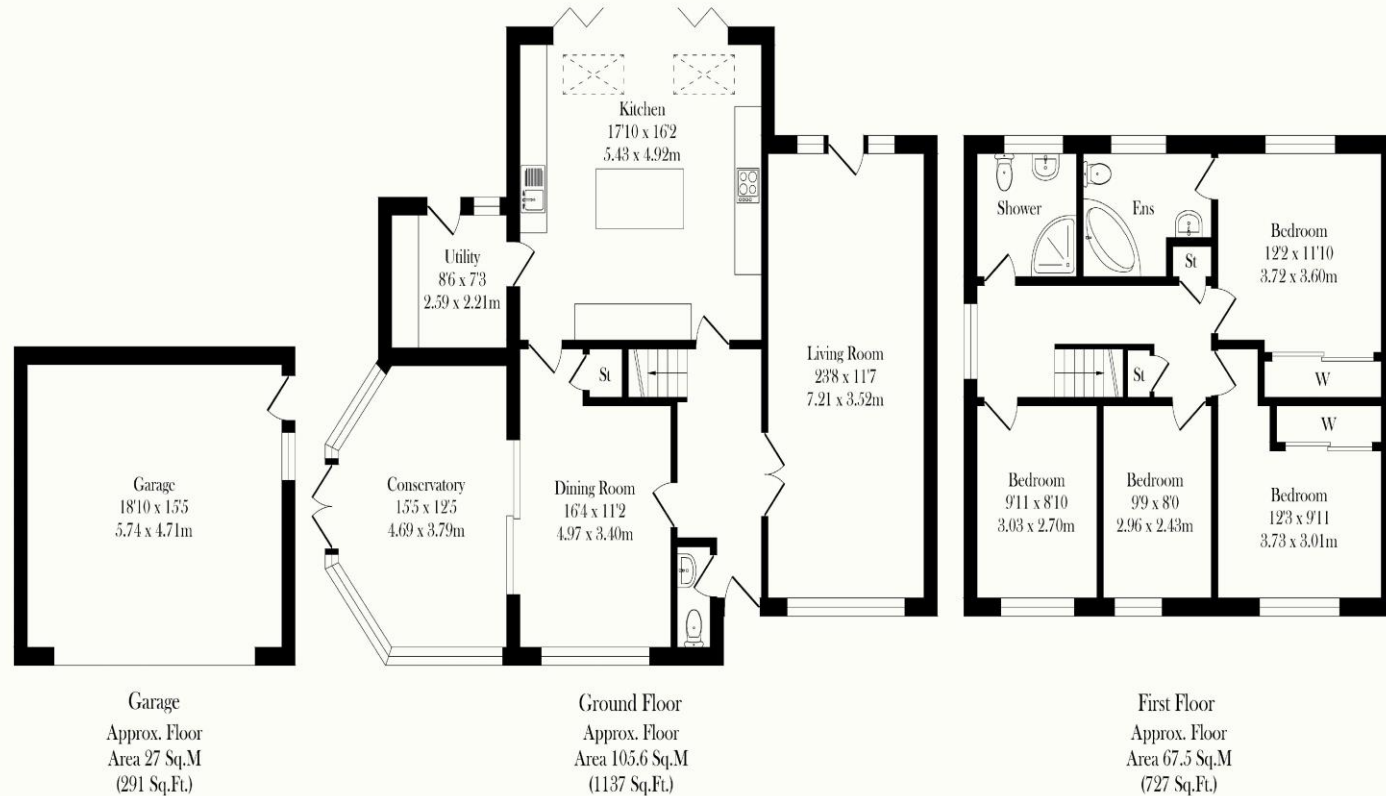
TRACY PHILLIPS

Estates



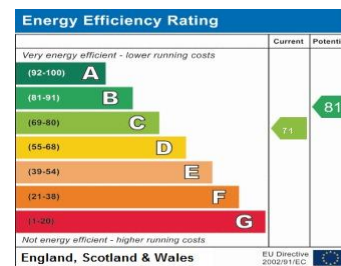
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Total Approx. Floor Area 200.1 Sq.M. (2154 Sq.Ft.)

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



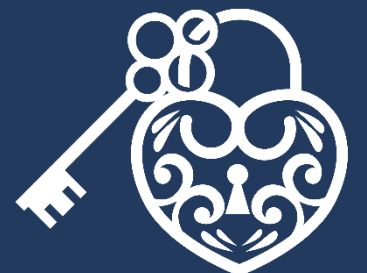
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Asking Price: £465,000

Hillbank, Standish



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Located on this quiet cul-de-sac off this highly regarded residential development and boasting a private and safe rear garden, this superb four bed executive detached residence is a perfect family home, offering in excess of 2,150 square feet of beautifully presented accommodation. Located in the thriving village of Standish, with its excellent schools, bars and restaurants and strong sense of community, which is a particularly strong pull for those looking for a location to raise their family. 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 marketplace, whilst the bustling village centre provides a host of local shops and amenities, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

The property boasts a thoughtfully laid-out floor plan which is cleverly arranged, to fully accommodate family living. To the ground floor the welcoming and pleasingly spacious reception hallway provides direct access to all the ground floor living spaces, with an attractive spindled staircase to the first floor. The spacious hallway leads onto what is undoubtedly the hub of this fine home, the fabulous, recently renovated and extended open plan breakfast kitchen/family room, a room in which all the family can gather. This wonderfully bright and sociable space is bathed in natural light including uPVC double glazed bi-folding doors, providing direct access to the garden, which will be ideal in the summer months. The quality kitchen with its separate utility room is comprehensively fitted with an extensive range of high gloss wall and base units in white, with complementary work surfaces, and equipped with a range of integrated appliances, including double electric oven, induction hob with extractor canopy, and dishwasher, whilst the built-in island provides a perfect spot to gather. More formal dining can be accommodated in the 16' dining room, ideal for those family dinners or intimate dinner parties, whilst there is also a further flexible 15' conservatory. Finally, to the ground floor is a spacious 21' lounge, also with direct access to the garden and an attractive feature fireplace.

To the first floor, the spacious landing provides access to the four well proportioned bedrooms, including the gorgeous master suite, complete with a luxury three-piece en-suite bathroom with bath. The main family bathroom completes the first-floor accommodation, being fully tiled and fitted with a three-piece suite in classic white, comprising of WC, wall-mounted wash hand basin and shower.

Externally, the property occupies a lovely, private, position, with beautifully landscaped gardens to the front, side and rear, whilst the double-width driveway provides ample off-road parking for a number of vehicles, as well access to the detached double garage.

Internal inspection of this beautiful home is essential to appreciate the size and quality of the accommodation on offer.



