



# TRACY PHILLIPS

## Estates



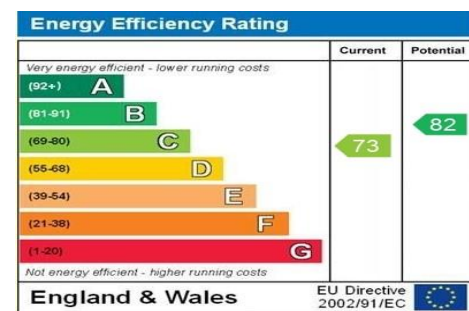
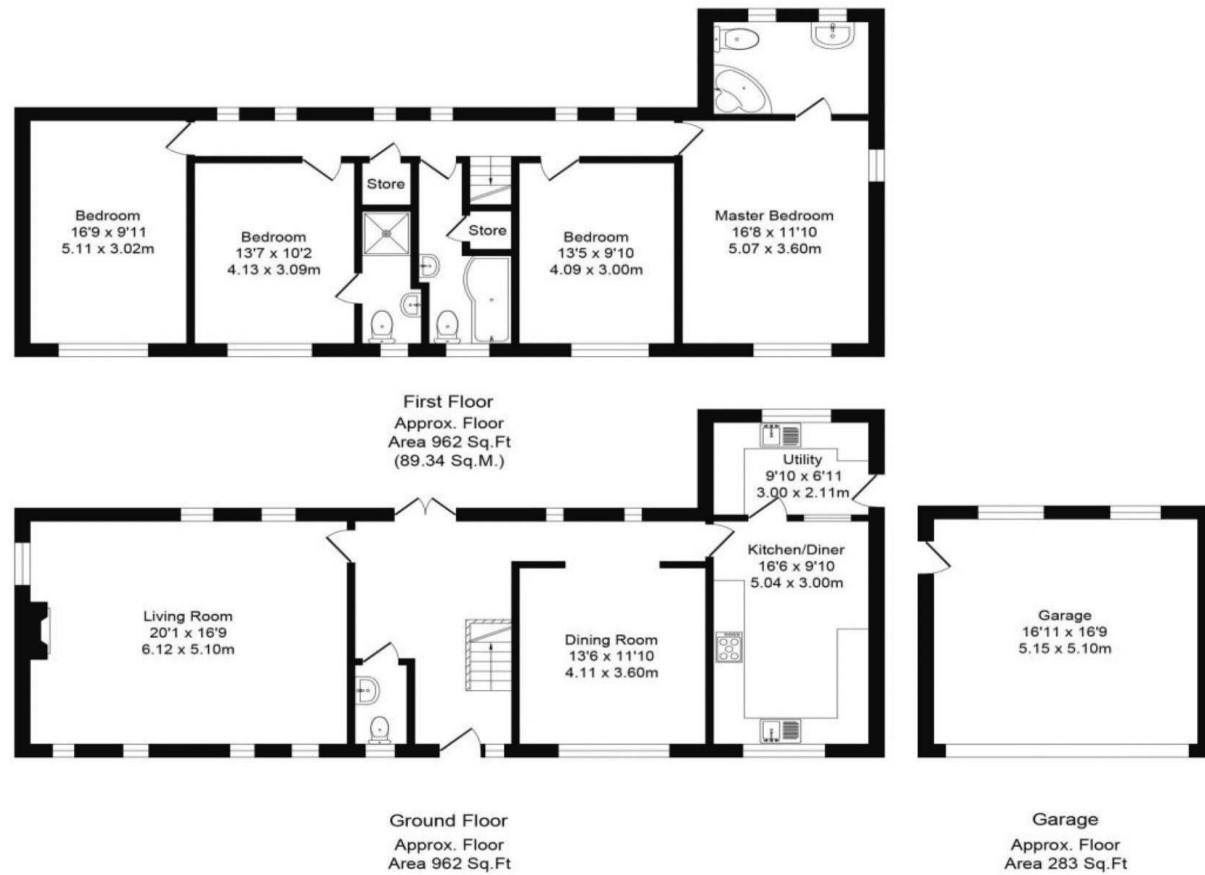
# TRACY PHILLIPS

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### Westmead

Total Approx. Floor Area 2206 Sq.ft. (204.96 Sq.M.)

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



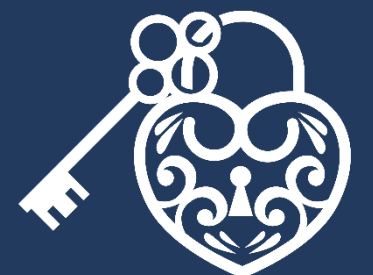
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Offers in Region of £575,000

Westmead, Standish



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Occupying a quite stunning plot just off Green Lane, this individually built four bed detached residence stands proudly amidst its delightful leafy backdrop and outdoor space extending to circa one third of an acre. A true home of distinction, the property offers the perfect blend of space and location, with accommodation extending to 2,200 square feet, whilst the prestigious location is widely acknowledged to be one of the finest residential addresses in the area and is ideally located for access to excellent schools and an abundance of shops and amenities within the centre of Standish.

The property occupies a most imposing position, nestled amidst beautiful mature gardens, whilst internally it affords a flexible and well-proportioned floorplan with living areas that flow effortlessly. Internal inspection is highly recommended and will reveal highlights including a reception hallway, cloakroom/downstairs WC, a large lounge with triple aspects and a newly added wood burning stove complete in a stone surround and views over the rear gardens, formal dining room, a fitted kitchen with a comprehensive array of wall and base units, ample workspace, granite effect worktops and space for integrated appliances. A matching and practical utility room completes the ground floor living areas.

On the first floor there are four excellent bedrooms all of which are really good-sized double rooms, two of the bedrooms have three-piece en-suites whilst the two further bedrooms are served by a three-piece family bathroom.

Externally, the impressive plot extends to approximately a third of an acre and offers extensive driveway parking and access to a brick built double garage, whilst there are beautifully maintained mature gardens, complete with a large patio area which is perfect for outdoor entertaining whilst enjoying a large degree of privacy. There are additional highlights in the garden, ideal for the keen gardener including raised vegetable beds.

Standish is extremely well regarded, and the bustling village centre provides a host of local shops and amenities, including a post office and two supermarkets. The area boasts several highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute and London is within two hours.

We would strongly recommend an early viewing to avoid disappointment.

