



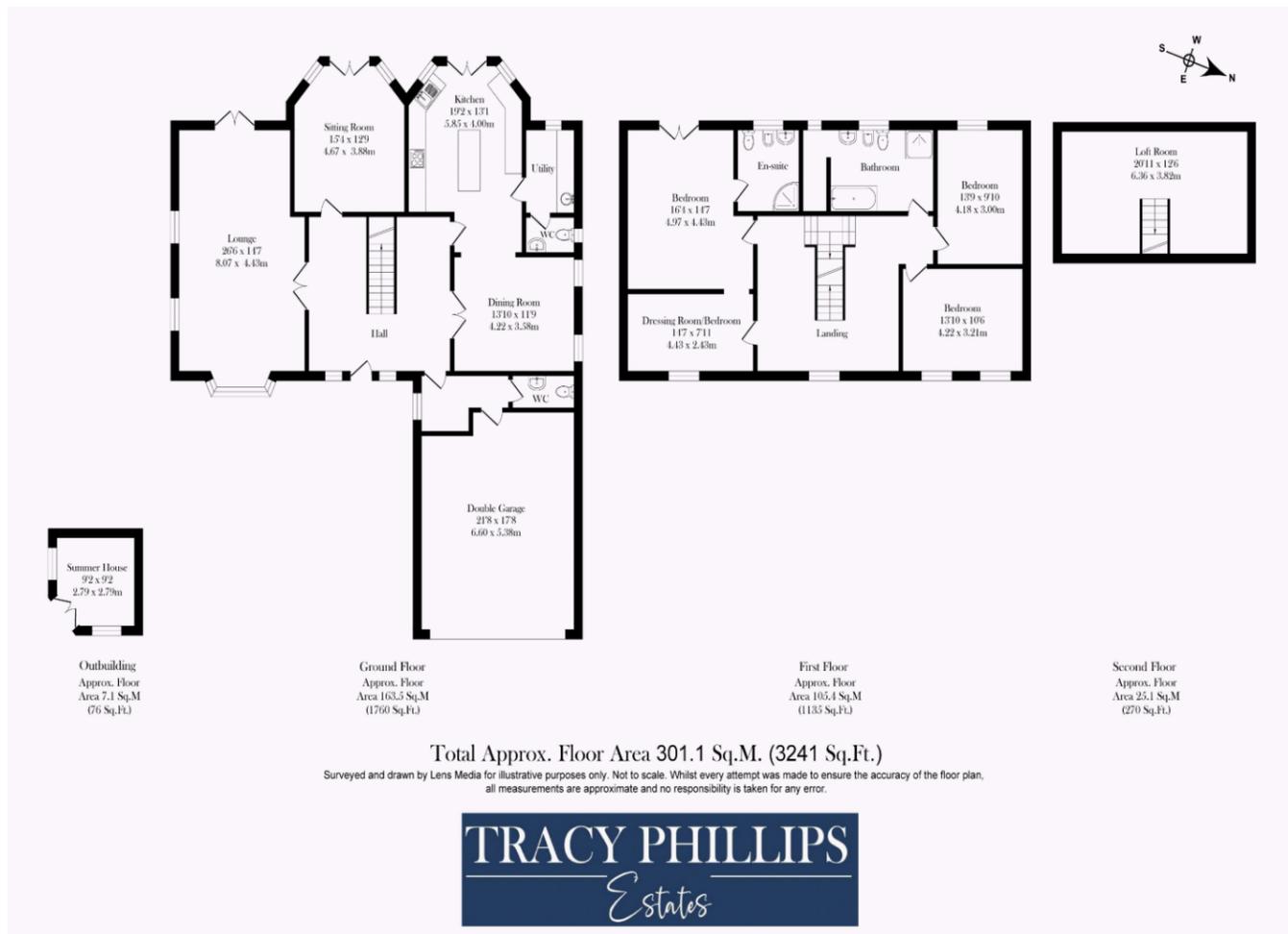
TRACY PHILLIPS

Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



01257 422228
enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £695,000

Ashfield Park Drive, Wigan WN6 0EG



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Properties on Ashfield Park Drive rarely come onto the market and it is certainly easy to see why this fabulous location being within walking distance of Standish Village centre and in the catchment area for a number of outstanding local schools at both primary and secondary level. Furthermore, this impressive 4 bedroom detached example surely must be one of the finest of its type, having been designed and built by in 1999 to an exacting standard and boasting a premium plot, of approximately a third of an acre, with an elevated position that commands wonderful far-reaching views. The marvellous floor plan extends to an impressive 3140 square feet, presented to a very high standard with tasteful decor and quality fixtures and fittings throughout.

The home affords a very warm and welcoming ambience that is evident as soon as one enters via the impressive reception hallway and internal inspection will certainly not disappoint with rooms that are light and spacious and extremely flexible with the added bonus of a two and a half car garage and well kept private gardens. Internal inspection will reveal a beautiful entrance hallway with its central staircase to the gallery landing above, before proceeding through double doors into the main lounge which stretches the full depth of the property, featuring an attractive fireplace, French doors out to the rear garden and bright triple aspects that allow an abundance of natural light. The adjacent sitting room is also of a good size and again has access out into the rear gardens whilst just across the hallway is the dining room - a perfect setting for those more intimate dinner parties and family get-togethers. The impressive kitchen, with dining area, is fitted with an extensive range of wall and base units with contrasting granite work surfaces, a centre island and equipped with integrated appliances, whilst there is a most useful, well-appointed off-lying utility room in which to keep the family laundry out of view, with W.C. The ground floor is rounded off with separate cloakroom/WC and internal access through to the attached garage. On the first floor, this impressive home continues with four well-proportioned bedrooms, including the 16' master suite which is able to boast French doors to a Juliet balcony that overlooks the rear gardens with the added bonus of air-conditioning and a very smartly fitted four-piece en-suite bathroom. The fourth bedroom is currently being utilised as a quality fitted dressing room. The remainder of the family are well catered for by the main bathroom, which is fitted with a five-piece suite in classic white, comprising of WC, pedestal wash hand basin, bidet, a panelled bath and a separate glass screen shower unit - complementary tiling and an integrated TV over the bath completes the stylish look. Additionally, off from the main bathroom is a walk-in airing room.

From the gallery landing, a staircase leads up to the second floor and a further possible fifth bedroom which is currently used as a home office.

Externally, the delightful plot is a real treat, with the large frontage being an attractive mixture of asphalt driveway and forecourt parking and lawns with mature planted borders. The plentiful parking facilities leading to the attached two and a half car garage with its electronically operated doors, power, lighting and asphalt flooring. The beautiful, South-West facing rear gardens offer a high degree of privacy to be enjoyed by all with a large lawned area, encompassed by mature planting, patio areas where one can relax by the detached summerhouse, in the late evening sunshine.

Other benefits of this stunning home include gas central heating and double glazing and early internal inspection is strongly recommended.





