



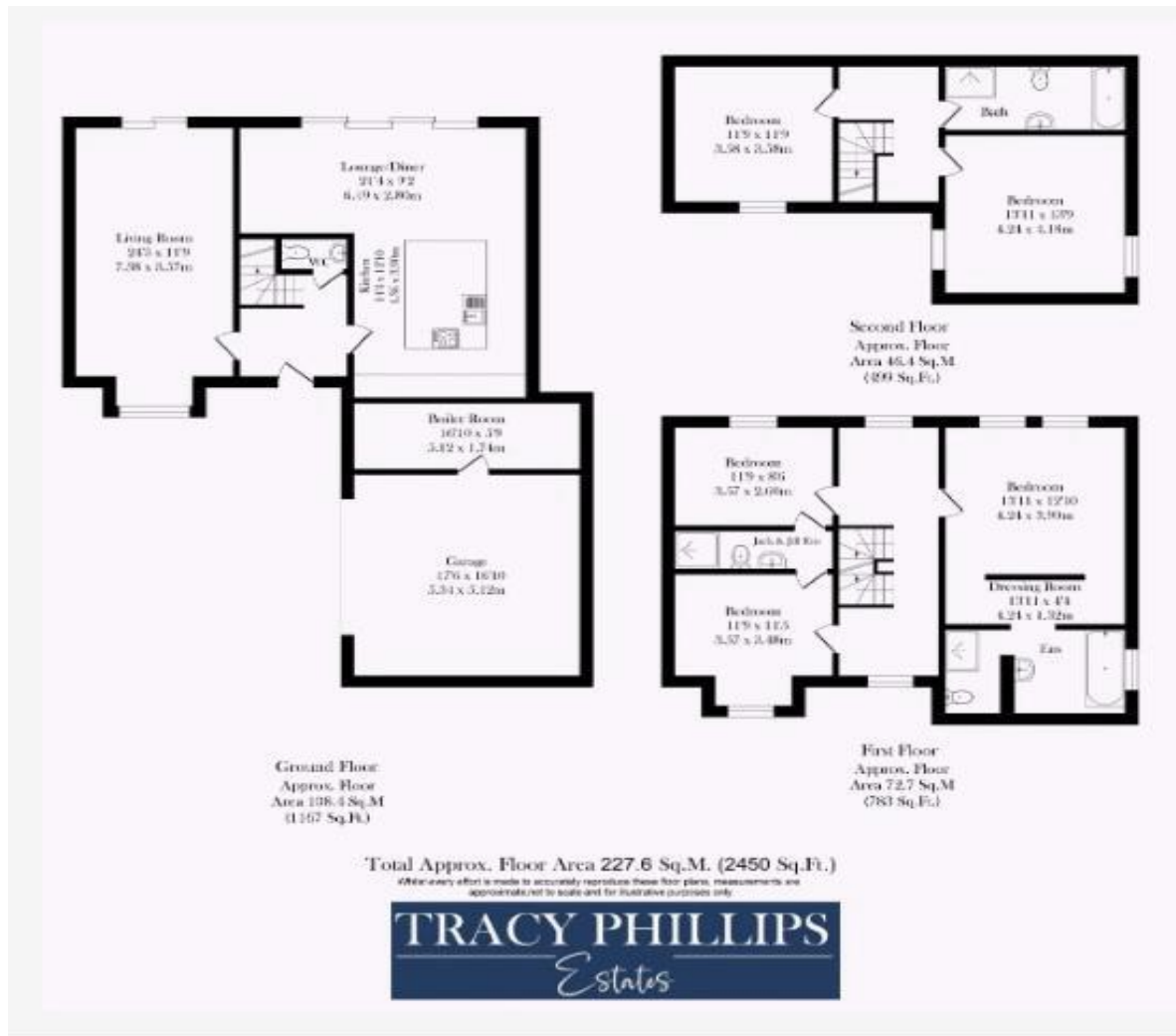
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Score	Energy rating	Current	Potential
92+	A	94 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



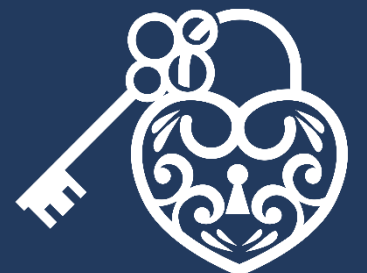
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers Over £600,000

Hillvale, Standish, Wigan



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A simply stunning architect-designed, individual detached residence located in a discreet setting and positioned behind electronically operated gates within this small, exclusive development of just three executive homes. This particular property occupies arguably the most premium position, situated at the end of this small lane, giving a feeling of complete privacy. Despite this feeling of seclusion, the location is actually very convenient, being situated just off the prestigious Wigan Lane, widely acknowledged as one of the finest residential addresses in the area and within the thriving village of Standish. The area boasts a number of highly regarded schools at both primary and secondary level, and with close proximity to both the M6 and M61 motorway ensuring major commercial centres are within a reasonable commute. The attractive property offers style and sophistication with a fabulous standard of décor and the highest quality of finish, with quality fixtures and fittings utilised throughout, creating an amazing family home. This smart home has been designed with energy efficiency in mind, proving that there is substance behind the beauty. Eco-friendly building techniques have been utilised throughout its construction, as well as forward-thinking additions such as solar panels, triple glazed windows and a smart heat recovery ventilation system. The stylish accommodation extends to in excess of 2,450 square feet in total, with a thoughtfully laid out floor plan arranged over three inviting levels and all of which boasts underfloor heating; entering via the welcoming entrance hallway with its staircase to the upper floors and ever useful two piece cloakroom/WC, before proceeding through into the vast lounge, which stretches the full depth of the property and brims with natural light via the dual aspect windows, which include sliding doors providing access to the rear garden. A feature slate chimney breast with inset solid-fuel burner, centres the room. The spectacular open plan kitchen/diner/family room, with its super proportions, is the real crowning glory of this home, again lovely and light, with sliding doors onto the garden merging the indoor and outdoor spaces. This magnificent hub of the home lends itself perfectly to the needs of the modern family. The bespoke dark wood units ooze style and quality, centred around a large island unit with Corian work surface, whilst there are a range of integrated Miele appliances, including a high-level electric oven, five ring gas hob with contemporary overhead extractor, microwave, warming drawer, fridge/freezer and dishwasher, as well as an instant boiling water tap. The first floor, where the galleried landing with its glazed balustrade, provides access to three of the double bedrooms including the master suite, which has all the hallmarks of a boutique hotel with a feature slate wall, a luxury concealed dressing room and sumptuously appointed en-suite bathroom, which is fitted with a four piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin, walk-in wet-room style shower and tiled jacuzzi bath. The other two bedrooms on this floor share their own smart 'Jack & Jill' style three piece en-suite shower room, with a further two double bedrooms located on the second floor, along with a four piece family bathroom. Externally, the position is wonderfully private, with the rear enjoying an open aspect over adjoining woodland and a CCTV system covering the entire plot to accompany the electrically-operated gates, ensuring real peace of mind. Mature gardens encompass the property, mostly laid to lawn, with the rear also benefitting from a block-paved patio which is an ideal space for a spot of sun-bathing or perhaps al-fresco dining and to enjoy the beautiful views over the Douglas Valley. The large parking area provides all the off-road parking facilities one could require, as well as leading to the attached double garage, which is currently used as a home gym. A truly stunning home, the quality of which is often sought but seldom found and we would strongly advise an early internal inspection to appreciate all the quality and space that it has to offer.



