



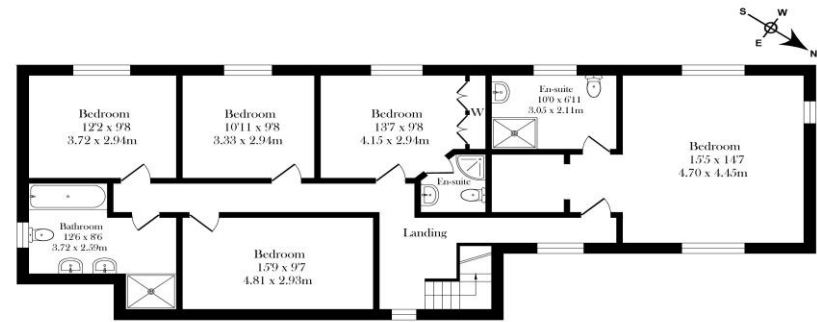
TRACY PHILLIPS

Estates

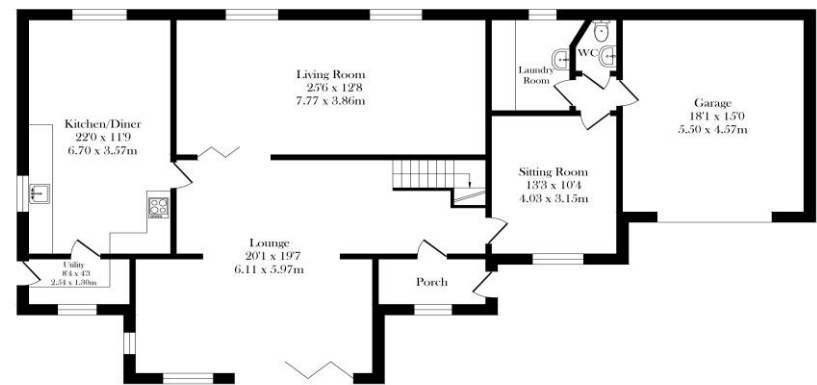


TRACY PHILLIPS

Estates



First Floor
Approx. Floor Area 113.1 Sq.M (1217 Sq.Ft.)



Ground Floor
Approx. Floor Area 153.6 Sq.M (1659 Sq.Ft.)

Total Approx. Floor Area 266.7 Sq.M. (2871 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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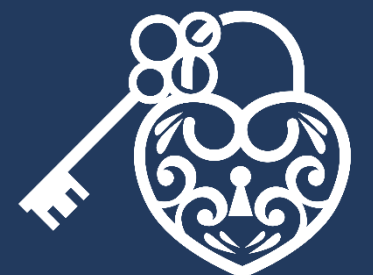
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Asking Price £675,000

Lurdin Lane, Standish

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Located along this quiet and little known lane and tucked away in a private and peaceful setting, Greenoaks is a beautifully presented and preserved home which has been cared, maintained and much improved by our clients. The beautiful and historic building is believed to date back to the 1700's, with much of the original character still very much evident in the home yet with modern touches and additions creating a charming family home, extending to a very generous 2871 sq ft of accommodation. The property rests on a lovely private and mature plot with gardens surrounding the home and in a serene setting of just two individual family homes.

The accommodation briefly comprises an entrance porch leading into the hallway located at the rear of the home. The hallway has benefitted from a newly finished solid oak staircase and opens into the open plan and extended lounge. The lounge is impressive in its proportions and has been extended to include a fantastic room perfect for family gatherings. The extended room features two sets of bi-folding oak doors, one leading out to the garden and the second leading into the second sitting room. Velux roof lights, oak flooring and a modern wood burning stove complement this room perfectly. There is a further spacious lounge featuring double windows and a wood burning stove, also finished with oak flooring complementing the space. Leading off the hallway there is also another reception room which is currently used as a cosy sitting room and which provides access into the handy laundry room, ground floor cloakroom and also into the integrated double garage. The dining kitchen is located at the far end of the property and features a beautiful wooden bespoke farmhouse kitchen, complete with a built-in plate rack, dresser, wine rack, pan drawers and cooker hood. Integrated appliances include a dishwasher, fridge/freezer, double eye level ovens and an electric hob. There is a beautiful exposed brick fireplace enhancing the farmhouse feel and tiled flooring. Subway wall tiling and quartz worktops complement this room perfectly. The ground floor is completed with a utility room, located off the kitchen. The first floor reveals a very generous five bedrooms, two of which feature en suite facilities, and a stylish family bathroom. The master bedroom is of an excellent size and is complemented by a dressing area and modern en-suite wet room with a walk-in shower, wall hung wash hand basin and w.c and is finished with tiled walls and flooring. Bedroom two also offers its own en-suite shower room and fitted wardrobes. The further three bedrooms are all of a good size. The first floor is finalised with a modern and spacious family bathroom including a walk-in shower, twin vanity basins, panelled bath and w.c. and complementary tiling. Externally, Greenoaks is located in an absolutely serene setting. Lurdin Lane is located just off Wigan Road, close to Ashfield Park and the home is accessed via a small private road accessing only four properties. The gardens wrap around two sides of the property with a gated entrance into the tarmac parking area. A flagged patio provides an ideal area for enjoying the outdoors, which leads to the manicured lawned area secured by mature planting. There is also a further side patio area located just outside the kitchen. Standish with its host of facilities is only a short drive away and includes shops, dining out options, excellent schools and easy motorway access yet the home feels like it is set in the countryside.

Viewings of this beautiful, individual and well cared for home are now welcomed.





