



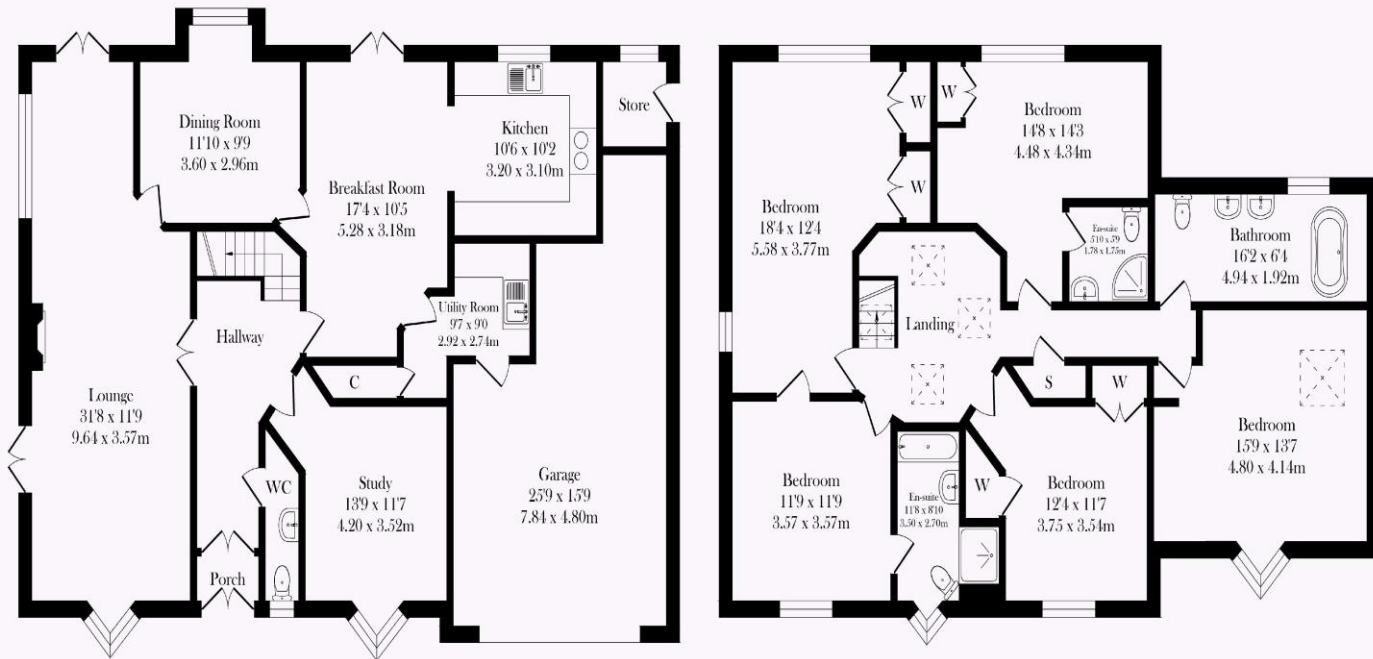
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 141.6 Sq.M (1524 Sq.Ft.)

First Floor
Approx. Floor Area 121.3 Sq.M (1306 Sq.Ft.)

Total Approx. Floor Area 262.9 Sq.M. (2830 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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



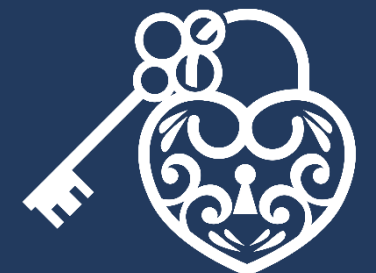
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Asking Price £675,000

Westmead, Standish



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Welcome to this immaculate five-bedroom detached family home, ideally positioned near the end of a quiet cul-de-sac in the heart of Standish village. This stunning property boasts a grand entrance, spacious living areas, beautifully landscaped outdoor spaces, and luxurious bedrooms, making it the perfect retreat for family living and entertaining.

As you enter through the grand double doors, you are welcomed into a porch area that leads to an elegant hallway with oak wood flooring. The hallway provides access to a lovely snug with a feature window, perfect for relaxing or as a second reception room. The superb lounge boasts dual aspects and French doors that open onto the rear patio, featuring a fabulous media wall with a gas fireplace. The third reception room, currently used as a playroom, offers flexibility to be converted into a dining room with a picturesque window overlooking the garden. The large breakfast kitchen is completed with fitted units, a dishwasher, fridge freezer and a range cooker. French doors from the kitchen lead to the beautiful outside entertainment area, perfect for hosting gatherings. A very useful utility room with fitted units and plumbing for a washing machine connects to the integral garage. To the first floor is an elegant galleried landing leading to five double bedrooms. The master bedroom, located at the rear of the property, features fitted wardrobes and is a serene retreat. From here, you can access the fourth bedroom (currently used as a dressing room) which leads to a spacious en-suite with a bath, shower, WC and vanity sink unit. The second bedroom is also at the rear and includes an en-suite bathroom with a corner shower, WC, and sink. The third bedroom (situated at the front) is a lovely spacious room with fitted wardrobes. The fifth bedroom is another good-sized double. The family bathroom is luxurious, featuring a circular bath with overhead shower, dual sinks, and a WC.

The exterior of this property is equally impressive, with a front garden laid to lawn and ample driveway parking for up to four cars. The large integral garage provides additional storage or parking. The rear of the property has been designed for all-weather entertainment and features a media wall, porcelain tiled patio and seating area, raised beds, and steps lead up to an expanse of artificial turf. The landscaped garden is completely private and enjoys a southerly aspect, perfect for family and friends to enjoy.

Located in the popular village of Standish, this home is conveniently located close to local amenities, top-rated schools, parks, and transport links including close proximity to the M6 motorway junction and being not too far away from Wigan's railway station. Viewing is highly recommended to appreciate this beautiful home.









