



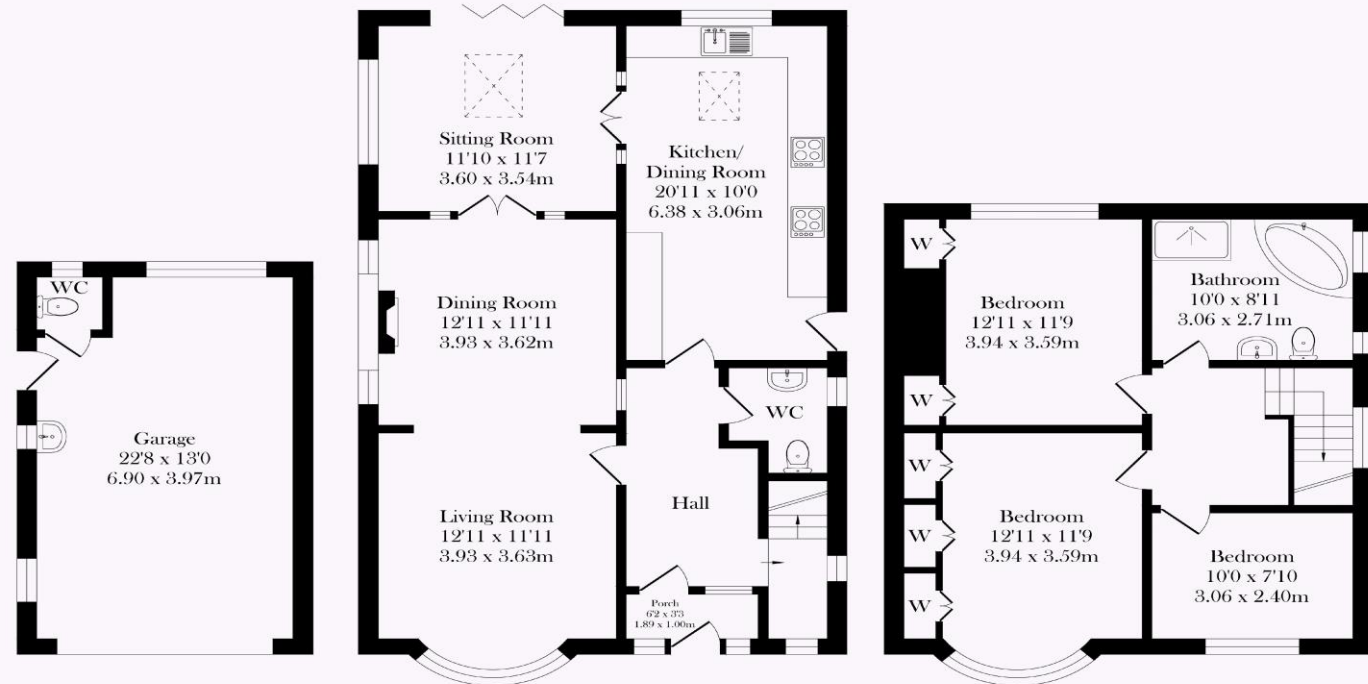
# TRACY PHILLIPS

## Estates



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Garage  
Approx. Floor  
Area 26.9 Sq.M  
(290 Sq.Ft.)

Ground Floor  
Approx. Floor  
Area 80.8 Sq.M  
(870 Sq.Ft.)

First Floor  
Approx. Floor  
Area 55.6 Sq.M  
(598 Sq.Ft.)

**Total Approx. Floor Area 163.3 Sq.M. (1758 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



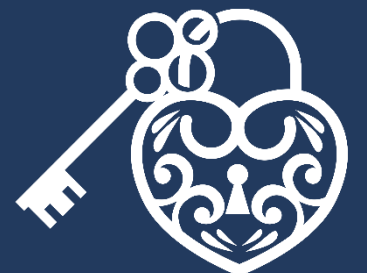
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Asking Price: £460,000

Wigan Road, Standish



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Homes of this standard rarely come to the market and this truly immaculate, beautifully designed and presented home is a rare find. With exceptional attention to detail and lovely presentation both internally and externally this home has been lovingly cared for. With many of the home's original period features having been retained and having been extended to accommodate modern living, this attractive period detached home is well worth internal viewing to appreciate the standard and space. Located in the thriving village of Standish, the property is situated in a privileged position on the prestigious Wigan Road, close to Ashfield Park, and widely acknowledged as one of the finest residential addresses in the area and a location which has demonstrated itself to be a consistent attraction to prospective purchaser being a particularly strong pull for those looking for a location to raise a family.

The property extends to a generous 1758 square feet and the accommodation briefly comprises a spacious hallway with an attractive original staircase leading to the first floor and the original wall panelling. The original leaded light doorway sets the tone upon entering this lovely home. The good-sized lounge (which opens into the dining area) is situated at the front of the property, with a fantastic curved bay window. The dining area features a period fireplace and double doors which flow through into the sun room which is located at the rear of the property and takes advantage of overlooking the pretty south-facing garden and features Bi fold doors and Velux roof lights filling the room with natural light. The kitchen features an impressive range of units and includes eye level oven and gas hob. There is space for a dishwasher, washing machine and tumble dryer and a side door provides access to the external areas. A w.c completes the ground floor accommodation.

To the first floor, there is a sizeable landing with a leaded light window to the half landing area. The principal bedroom is situated at the front of the property with a feature bay window and fitted storage. There are two further bedrooms, with the second double also including a range of fitted wardrobes. There is a smart modern four-piece bathroom suite including a huge walk-in shower enclosure, corner bath, vanity wash hand basin and heated towel rail. There is also further potential to create a loft conversion (subject to any necessary building consents) should an additional bedroom be required.

Externally, the impressive property offers extensive driveway parking to both the front and side of the property being block paved to the front and secure gates to the side reveal a further flagged driveway leading to the well constructed brick garage. This has been built to benefit from an insulated concrete floor, cavity wall insulation, three double glazed windows, a radiator and there is also access by a loft ladder to a storage area. This extends to an impressive 22'8 and also includes a Belfast sink, separate w.c, and full electrics and could easily convert to ancillary accommodation, a home office or workshop. The rear garden is a beautifully maintained mature garden with a large patio perfect for entertaining, and leading to the good sized lawned area with mature planted borders. There is a further utility area to the side of the property as well.

Viewings are recommended to appreciate this stunning home.

