



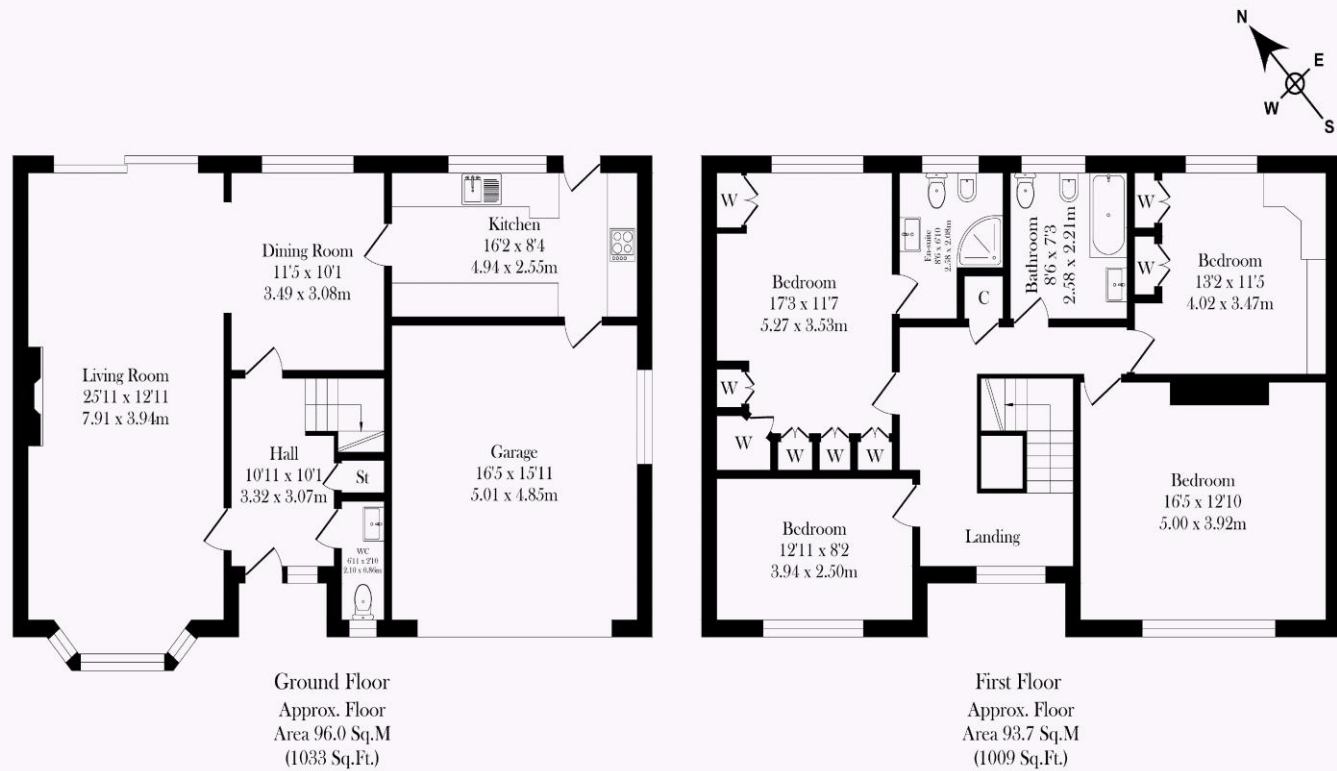
# TRACY PHILLIPS

*Estates*



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Total Approx. Floor Area 189.7 Sq.M. (2042 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.



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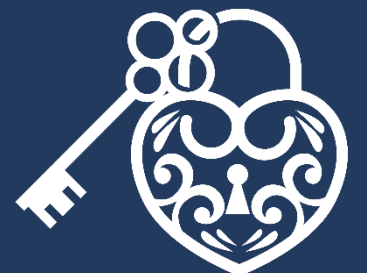
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Asking Price £450,000

Lydford Green, Standish WN6 0ET

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This stunning detached executive home affords rare opportunity to purchase a home on a little known street located on this highly desirable estate. With little traffic in this quiet off lying location this lovely home has been in the same family for a very long time and offers light, bright open rooms and an expansive and flowing floor plan extends to in excess of an impressive 2042 square feet, to include four bedrooms, two reception rooms and two bath/shower rooms, although the beauty of a home of this type, is the flexibility of use, with a new owner able to utilise the living spaces to suit one's individual requirements. The location is every bit as splendid, secreted away along a lengthy, private driveway; one would be forgiven for being unaware of its presence, with the substantial plot enjoying an excellent degree of privacy and seclusion. The quiet residential cul-de-sac is particularly desirable, with homes rarely becoming available, and more widely, the thriving village of Standish has demonstrated itself to be a consistent attraction to prospective buyers, and all that it is able to offer its inhabitants, being a particularly strong pull for those looking for a location to raise their family. At its heart, the beautiful Parish Church of St. Wilfrid, the only Grade I listed building within Wigan, as well as other delightful landmarks such as a late medieval cross and stone stocks in the market place, whilst the bustling village centre provides a host of local shops and amenities. The area boasts a number of highly regarded schools at both primary and secondary level, whilst the older members of the family are also well catered for, with close proximity to the M6 motorway ensuring major commercial centres such as Manchester, Liverpool and Preston are within a reasonable commute.

Internally, the property has been beautifully maintained and presented to a very high standard, entering via the entrance porch and into the reception hallway, and immediately sensing the warm and inviting ambience, which is prevalent throughout. The fabulous 25' lounge, has a feeling of grandeur about it, its feature fireplace infusing a cosy atmosphere, whilst the plethora of windows afford an abundance of natural light, including patio doors providing direct access to the garden, which will be invaluable in the summer months. The neighbouring dining area also benefits from a light open plan feel and is adjacent to the kitchen, completing this wonderfully sociable entertaining space. Fitted with an extensive range of wall and base units with complimentary laminated work surfaces, and equipped with a host of integrated appliances, including electric oven, gas hob with extractor canopy, fridge/freezer and dishwasher, and access in to both the garden and integrated double garage, perfect for storage. The four bedrooms - are all bright and appealing, with the 17' master bedroom benefiting from a gorgeous four piece en-suite shower room, and an expanse of fitted wardrobes and storage, with the remainder of the family being well catered for by the main family bathroom, which is fitted with a four piece suite in classic white, comprising of WC, pedestal wash hand basin, bidet and panelled bath with shower handset attachment. Bedroom Two has been made in to a superb home office, complete with Neville Johnson bespoke cabinetry including double desks and bookcases which offer a ready to move in to work from home environment.

What makes this home so special is as much about the outside space as its interior, with a serene plot terraced plot with the high degree of privacy from all aspects being particularly lovely. Off-road parking facilities are provided for a number of vehicles on the tarmac driveway, which also gives access to the integral double garage.

Early viewing is strongly advised on this property, which seldom come to the open market.









