



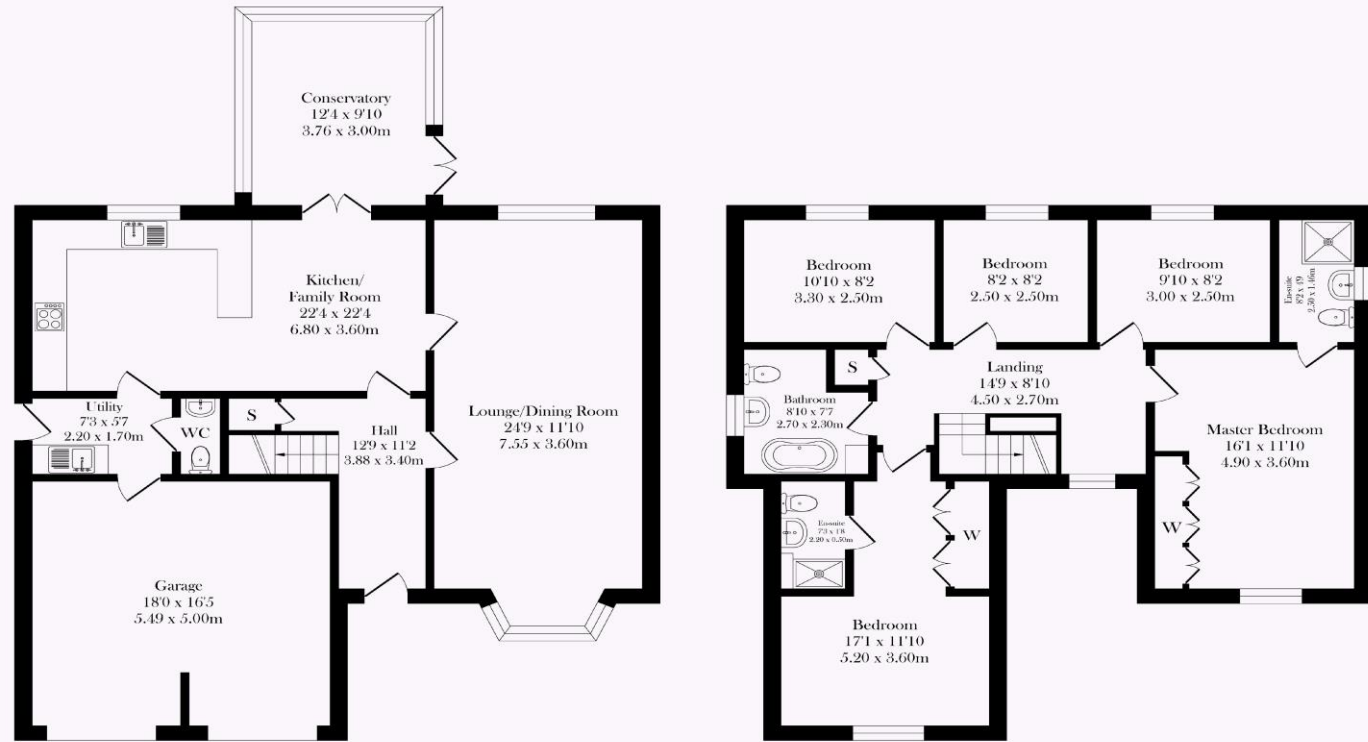
TRACY PHILLIPS

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Ground Floor
Approx. Floor Area 107.4 Sq.M (1156 Sq.Ft.)

First Floor
Approx. Floor Area 81.5 Sq.M (877 Sq.Ft.)

Total Approx. Floor Area 188.9 Sq.M. (2033 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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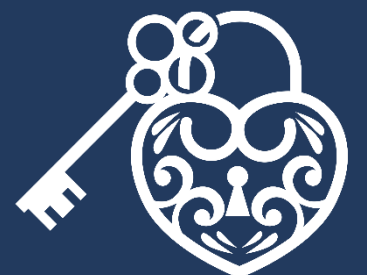
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Asking Price: £600,000

Mere Oaks, Standish, Wigan WNI 2SL

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Situated on this small, select new Development constructed by Jones Homes, this executive five bed detached residence epitomises all that is meant by the term 'family living', having been thoughtfully planned right down to the smallest of details, in order to suit all the requirements and demands of the modern family. The development is, located just off the affluent Wigan Road in Standish, and a prestigious selection of striking house styles, all with character and individuality. The property is within easy reach of Wigan and Standish town centres with their abundance of shops and amenities, highly acclaimed schooling, and their excellent transport links, with both the M6 and M61 motorway being only a short drive away. The beautiful Haigh Hall and Country Park is virtually on the doorstep, providing acres of breathtaking woodland, as well as a Championship-standard golf complex, just one of the many local attractions to explore.

No 10 Mere Oaks offers a wonderfully flowing floorplan with a stylish specification, with luxury living firmly in mind. The spacious reception hallway leads through to the spacious lounge with its front-facing bay window through to the dining area. The jewel in the crown of this fabulous home, a simply stunning open plan breakfast kitchen/family room, a substantial space providing a real wow factor and a wonderful hub of the home. This breath-taking space is flooded with natural light and further enhanced by the addition of a beautiful conservatory, providing an ideal retreat for contemplation or relaxation, whilst enjoying the pleasant view over the rear garden. The kitchen is fitted with a comprehensive range of quality wall and base units in white with contrasting granite work surfaces, and equipped with a range of integrated appliances, including oven, hob and extractor canopy, fridge/freezer and dishwasher. Conveniently, there is also the ever-useful separate utility room, ground floor cloakroom and access into the double integral garage.

To the first floor there are five good-sized bedrooms, the master suite being supremely spacious and fitted with a range of quality bedroom furniture, with a beautifully appointed en-suite shower room emphasising the feeling of luxury. Bedroom Two also boasts its own en-suite three-piece shower room, whilst there is also a separate family bathroom.

Externally, there are immaculately landscaped gardens to the front and rear, the rear being worthy of special mention, boasting a lovely leafy aspect. Being mainly laid to lawn with mature, well stocked borders, there is also an attractive flagged patio area, providing an ideal haven to enjoy the privacy. A double-width driveway at the front of the property provides off-road parking for a number of vehicles, as well as access to the integral double garage.

Only by internal inspection can all that this stunning home has to offer be truly appreciated and it should also be noted that the property is available with NO ONWARD CHAIN.





