



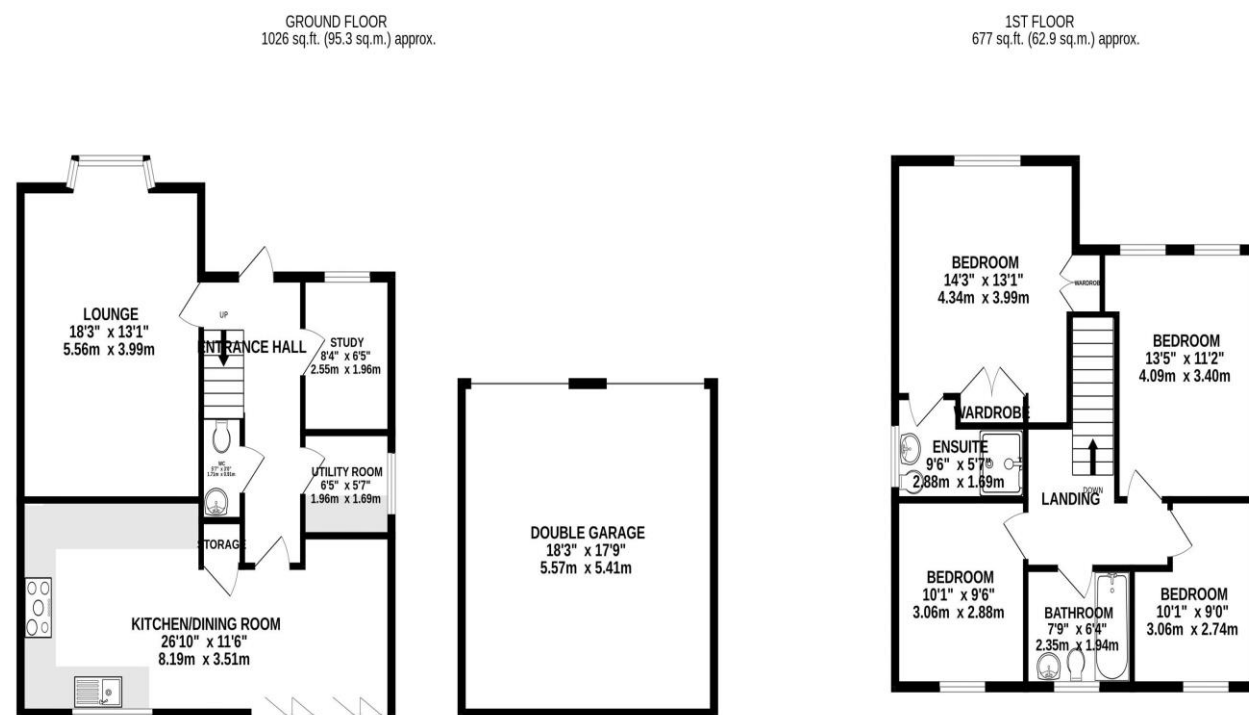
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £490,000

Moss Green Close, Standish, WN6 0FD

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Nestled in one of Standish’s premier estates, this stunning family home enjoys a peaceful cul-de-sac setting, overlooking protected woodland. Recently completed by the highly regarded Morris Homes, the property boasts a wealth of modern conveniences, enhanced further by a comprehensive list of upgrades selected at the original build stage. Designed for comfortable family living, the home offers an impressive 1703 sq. ft. of thoughtfully arranged space. The zoned Gas central heating efficiently controls the temperature in different areas of the home for enhanced comfort. Step into a welcoming entrance hallway, featuring elegant Karndean flooring and a bespoke understairs storage unit, perfect for neatly storing shoes and other essentials. A spacious ground floor WC includes a stylish two-piece suite. The utility room is fitted with cabinetry matching the kitchen and houses essential laundry appliances. The lounge is a bright and inviting space, benefiting from a front facing bay window. The true highlight of this home is the stunning open-plan kitchen/ dining and family room. This beautifully designed space is flooded with natural light from bi-folding doors that open onto the rear garden. The luxury kitchen features upgraded cabinetry, Neff eye-level ovens, an electric hob, an integrated dishwasher, hot water tap and elegant quartz worktops. Upstairs, four well-proportioned bedrooms provide ample space for family living. The main bedroom enjoys serene views towards Rivington Pike and includes fitted wardrobes and a sleek en-suite shower room. The three further bedrooms are also generous doubles. The upgraded family bathroom completes the first floor. Externally, the home benefits from a private driveway leading to a detached double garage with an electric up-and-over door. Additional parking is available on the private road. The rear garden is private and secure, featuring a large flagged patio perfect for outdoor dining, alongside a well-maintained lawn. Standish is a vibrant village with excellent schools, transport links, and a strong community spirit. Home to the only Grade I listed building in Wigan, St. Wilfrid’s Church, its conservation area offers a charming mix of independent shops, eateries, and cafés. St Wilfrids primary school is also within a short walk. This exceptional home is now available for viewing—early interest is highly recommended.



