



TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 2217 sq.ft. (206.0 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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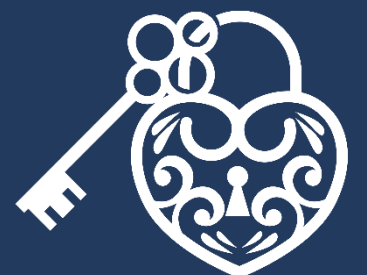
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Asking Price: £450,000

Wigan Road, Standish, WN6 0AE



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A Rare Opportunity on Prestigious Wigan Road, Standish

This thoughtfully extended period detached residence offers a perfect blend of original charm and modern living, making it an ideal purchase for any client looking to own a home which provides excellent family accommodation which has been extended to provide a super square footage extending to approximately 2217 sq ft. Situated in a privileged position on Wigan Road—one of Standish’s most sought-after addresses and close to Ashfield Park—this home is ideally located in a thriving village popular with families seeking an established, community-oriented setting.

The accommodation begins with a spacious hallway featuring wall panelling and a striking leaded light doorway, setting the tone for what lies within. The welcoming lounge to the front benefits from a bay window and a feature fireplace. The rear of the property features a second reception room with French doors leading directly in to the garden beyond. The kitchen is well-appointed with a stylish range of units, eye-level ovens, electric hob with overhead extractor and integrated microwave and fridge/freezer. There is also ample space for dining and an additional conservatory enjoys aspects over the garden beyond. There is also a separate utility room for this family home's laundry requirements. An additional shower room, with wash hand basin, w.c and shower, completes the ground floor. Upstairs, a generous landing with a leaded light window leads to four well-proportioned bedrooms. The principal bedroom enjoys a rear facing bay window. The modern four-piece bathroom features a panelled bath, vanity basin, bidet and w.c. and striking feature tiling throughout. There is also an excellent loft conversion with a further bedroom including Velux roof lights and an additional bathroom which is also finished with a further four-piece suite.

Externally, the property offers extensive block-paved parking to the front set behind a low red brick wall with a planted bed featuring an impressive Monkey Puzzle tree. The rear garden is a landscaped retreat and of a great size with a generous patio ideal for entertaining, gravelled beds, mature planted borders, and an additional pergola to the side.

Viewings are highly recommended to fully appreciate the style, space, this home has to offer, which is also offered with no onward chain.





