



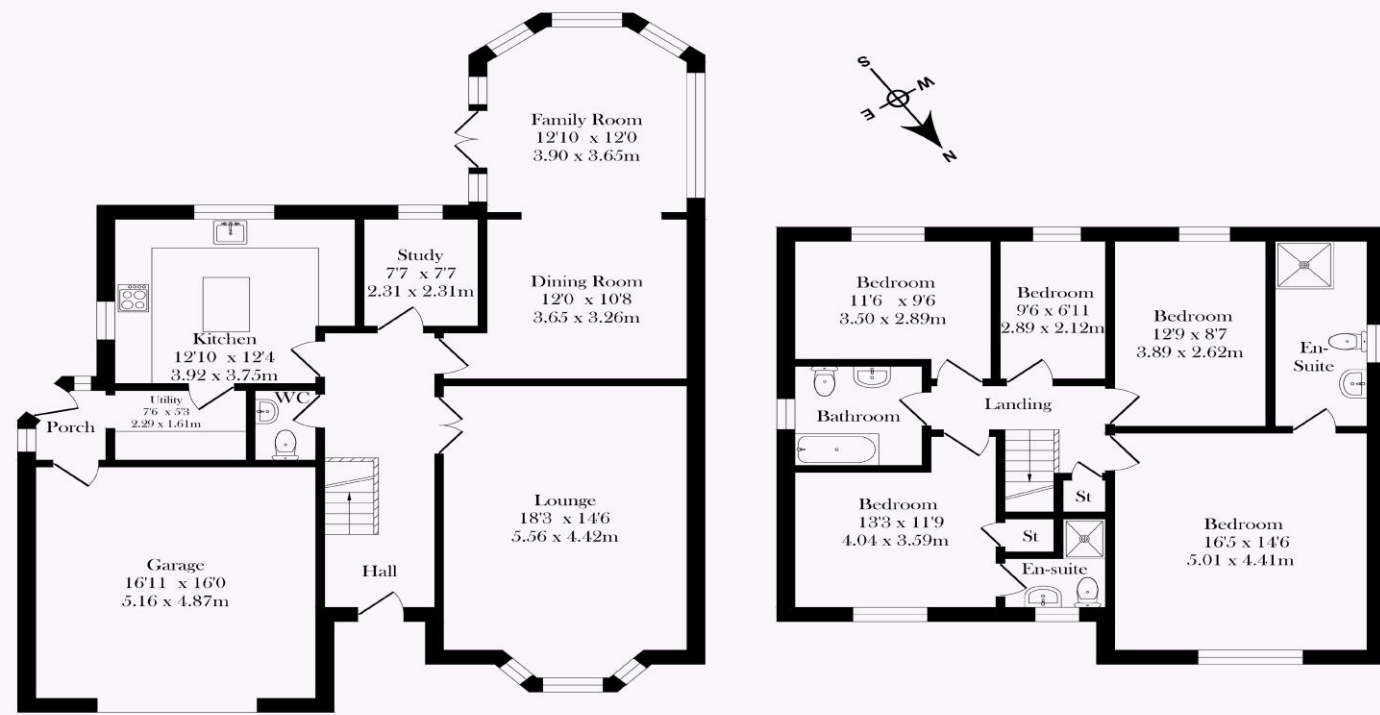
# TRACY PHILLIPS

## Estates



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Ground Floor  
Approx. Floor  
Area 107.7 Sq.M  
(1159 Sq.Ft.)

First Floor  
Approx. Floor  
Area 75.6 Sq.M  
(814 Sq.Ft.)

Total Approx. Floor Area 183.3 Sq.M. (1973 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

75 C

83 B



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Asking Price: £625,000

Highfield Drive, Standish, WN6 0EJ

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Highfield Drive is a truly exceptional detached residence overlooking Ashfield Park which is nestled in a private and enviable position, this simply stunning detached family home offers nearly 2000 sq. ft. of luxurious living space. Immaculately presented and in true 'turn-key' condition, the property blends contemporary elegance with practical modern living, all arranged over two beautifully designed floors.

Filled with natural light and thoughtfully configured throughout, the home features five generously proportioned bedrooms and a wealth of high-specification finishes. Every detail has been meticulously crafted to create a stylish and welcoming space that exudes quality and charm in equal measure.

A spacious and inviting entrance hallway sets the tone for what lies beyond. The ground floor offers a sleek, contemporary cloakroom/WC and a striking formal lounge with a bay window and a modern feature fireplace with gas fire.

To the rear, an extended reception room incorporates a stunning garden room with views over the landscaped rear garden—ideal for relaxed family living or entertaining. A third reception room provides the perfect space for a home office, playroom, or snug.

The heart of the home is the expansive kitchen, fitted with an extensive range of high-quality units, integrated appliances, quartz worktops, and a central island. This space is both functional and stylish, ideal for modern-day family life. A separate utility room and an additional cloakroom provide further practicality.

The first floor offers five well-appointed bedrooms, three of which are spacious doubles. The impressive master suite features a boutique-style en-suite shower room with a double walk-in shower, vanity basin, WC, stylish tiling, and fitted wardrobes. Bedroom two also benefits from a beautifully finished en-suite, while the remaining bedrooms are tastefully decorated and offer flexibility for a growing family. The luxurious family bathroom is finished to an exceptional standard and includes a bath, wash basin, WC, and elegant tiling.

The property is approached via a block-paved driveway, providing ample off-road parking and access to a double attached garage. To the rear, a beautifully landscaped garden which faces South Westerly, offers a private and secure outdoor space perfect for families, with manicured lawns, mature borders, and an Indian stone patio ideal for al fresco dining.

A standout feature is the purpose-built summer house, which includes a built-in sauna—an ideal retreat or wellness space. Additional features include a fitted alarm and CCTV system, and the loft is boarded for convenient extra storage.

**Location**

Highfield Drive is a highly regarded and well-established residential street, home to some of the area's most desirable properties. Within walking distance is the vibrant village centre of Standish, offering a range of amenities, excellent schools, and strong community spirit. The M6 and M61 motorways are within easy reach, providing swift access to Manchester, Preston, and beyond.

This exquisite home is a true credit to its current owners and must be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment.

















