



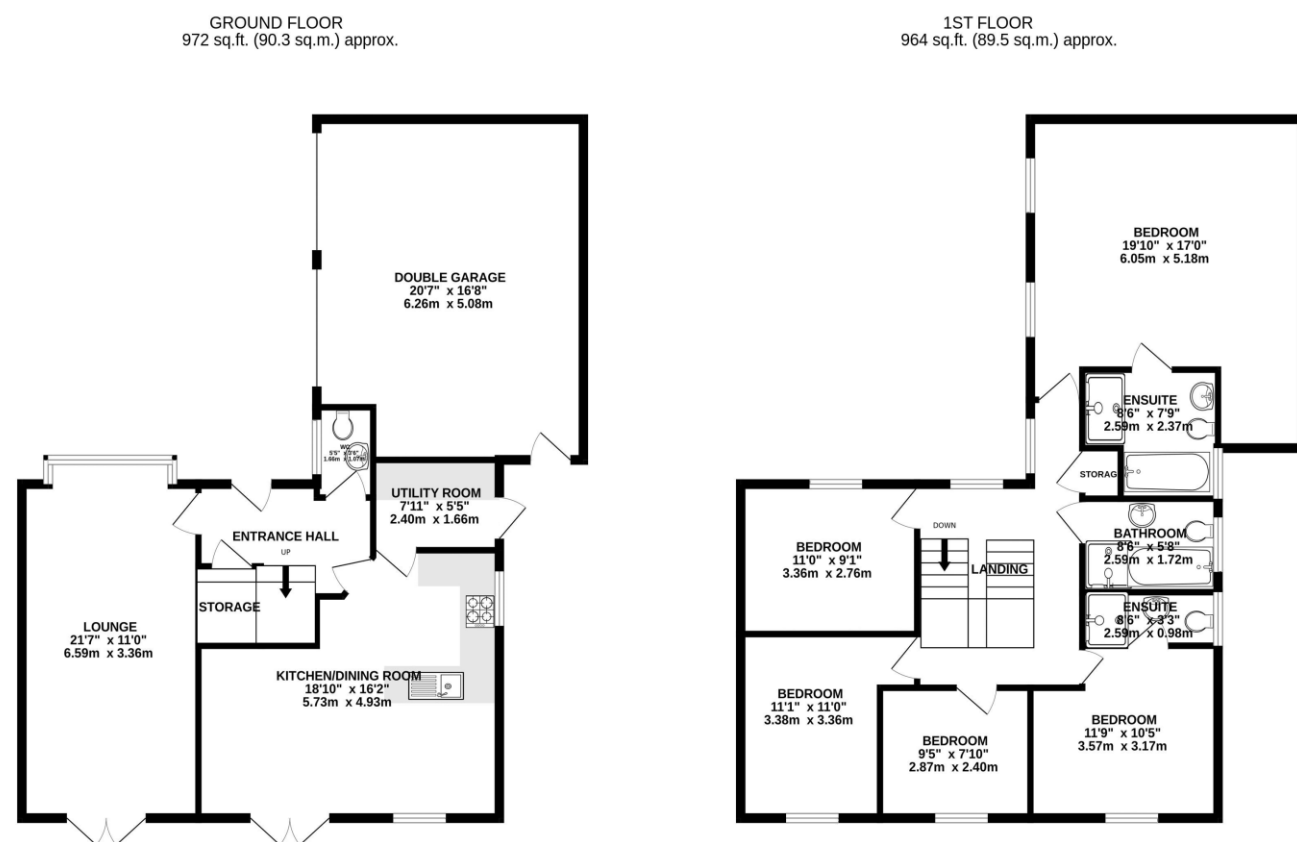
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1935 sq.ft. (179.8 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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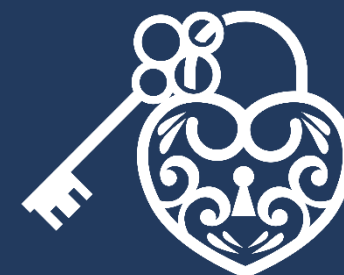


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Asking Price £525,000

Almond Green Avenue, Standish WN6
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This beautifully enhanced and immaculately presented five-bedroom detached home, The Montgomery, is located on the highly sought-after Wainhomes Cat l'th' Window development. Perfectly positioned within walking distance of Standish Village and just a short drive from the M6 motorway, this property combines modern luxury with exceptional convenience. Set along a quiet section of the estate with no through traffic, this substantial family home has been significantly improved by the current owners. The property boasts thoughtfully designed interiors and extensively landscaped, south-facing rear gardens — creating a truly impressive home both inside and out. Offering approximately 1,934 sq. ft. of spacious accommodation across two floors, this is one of the largest Wainhomes designs on the site, with the added potential to convert part or all of the large double garage into additional living space if desired.

The welcoming entrance hallway leads to a convenient cloakroom with W.C. and a stunning dual-aspect lounge, complete with a large bay window, French doors to the rear garden, and a beautiful marble fireplace with feature fire. The open-plan kitchen and dining area form the heart of the home — a light-filled, sociable space with French doors opening to the garden. The kitchen is fitted with an extensive range of high-gloss wall and base units, a central peninsula, integrated appliances (including a dishwasher, fridge/freezer, double oven, large gas hob, and extractor), and stylish plinth lighting. There is ample space for a family dining table and a further sitting area, perfectly positioned to enjoy delightful views over the beautifully landscaped rear gardens. A separate utility room provides space for laundry appliances and additional storage, completing the ground floor.

Upstairs are five generously sized bedrooms, two of which benefit from en-suite facilities. The master bedroom is particularly impressive, measuring over 19 feet in length and featuring a luxurious en-suite with a panelled bath, double walk-in shower, wash basin, and W.C. The second bedroom also includes its own modern en-suite shower room. The remaining three bedrooms are all excellent sizes, served by a contemporary family bathroom with both bath and separate shower. Externally, the home continues to impress.

To the front, a double-width driveway leads to the integrated double garage, bordered by well-maintained lawns and attractive planting. The south-facing rear garden has been completely redesigned to make the most of the sunshine, featuring a large paved patio, manicured lawns, elegant planting, and a practical utility area to the side. The property is ideally situated for families, within easy reach of Standish Village's excellent range of amenities — from outstanding schools and independent shops to popular bars and restaurants. The nearby M6 motorway provides swift access to surrounding towns and cities, making this an ideal location for commuters.

Viewings of this stunning and meticulously maintained home are highly recommended.





