



TRACY PHILLIPS

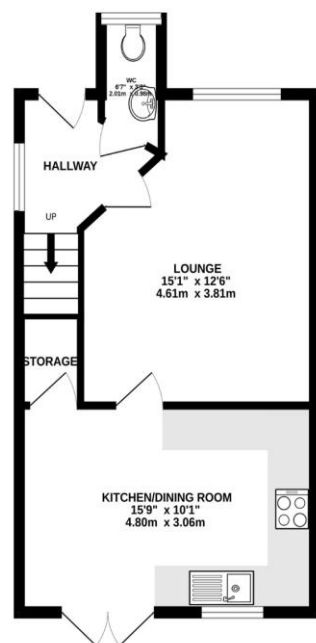
Estates



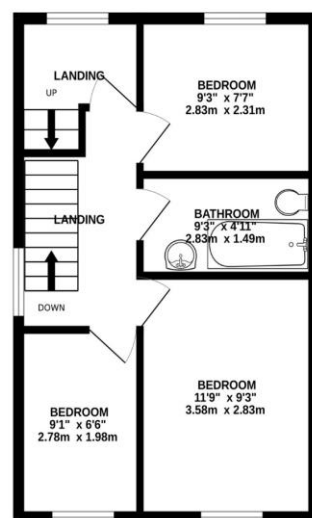
TRACY PHILLIPS

Estates

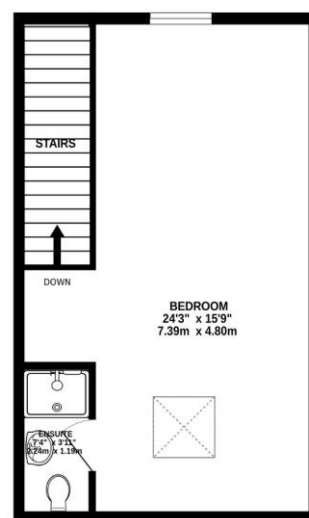
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (108.9 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



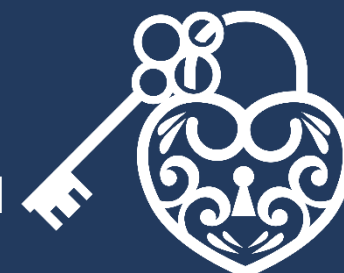
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Offers Over £290,000

Rosebay Gardens, Standish, Wigan WN6 0ZH



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No-chain - freehold property - generous garden - corner plot with off-road parking - EV-charging point - remainder builder warranty period - more than 8 years NHBC guarantee - upgraded kitchen appliances: integrated washer/dryer and dishwasher - highly efficient EPC rating – conveniently located within a few minutes' walk of Standish Community High School and short walk of outstanding primary schools.

Situated on the highly sought-after Cat 'ith Window development, within 3 Minutes walking distance to Standish High School, this superb semi-detached home was constructed by the acclaimed builders Wainhomes less than two years ago. Completed in June 2024, the house is offered with the long remainder of its NHBC guarantee, providing peace of mind for the new owner. With excellent presentation and immaculately maintained throughout, this attractive four-bedroom property offers an excellent and versatile floor plan extending to approximately 1,173 sq ft, arranged over three levels. Discreetly positioned on a quiet low-traffic street, the property enjoys a generous corner plot and is approached via a long tarmac driveway providing ample off-road parking. An EV charging point allows to charge your electric vehicle at home, significantly cheaper than public chargers. A secure wraparound garden with lawn and patio are ideal for children, entertaining, and outdoor dining. The ground floor comprises an inviting entrance hall with cloakroom, a front-facing lounge, and an open-plan kitchen/dining room with upgraded fittings and a comprehensive range of high-quality integrated appliances, including a fridge freezer, dishwasher, washer/dryer, electric oven, gas hob and extractor hood. The first floor provides three well-proportioned bedrooms and a contemporary family bathroom, while the entire top floor is dedicated to an impressive master suite with en-suite shower room, creating a private retreat. Importantly, the property is offered with no onward chain, allowing a more straightforward, predictable, and time-efficient purchase. With four 'Outstanding' schools, excellent transport links, and a strong community atmosphere, this is a stylish, excellently maintained throughout, energy-efficient, chain-free home in one of Standish's most desirable locations.





