



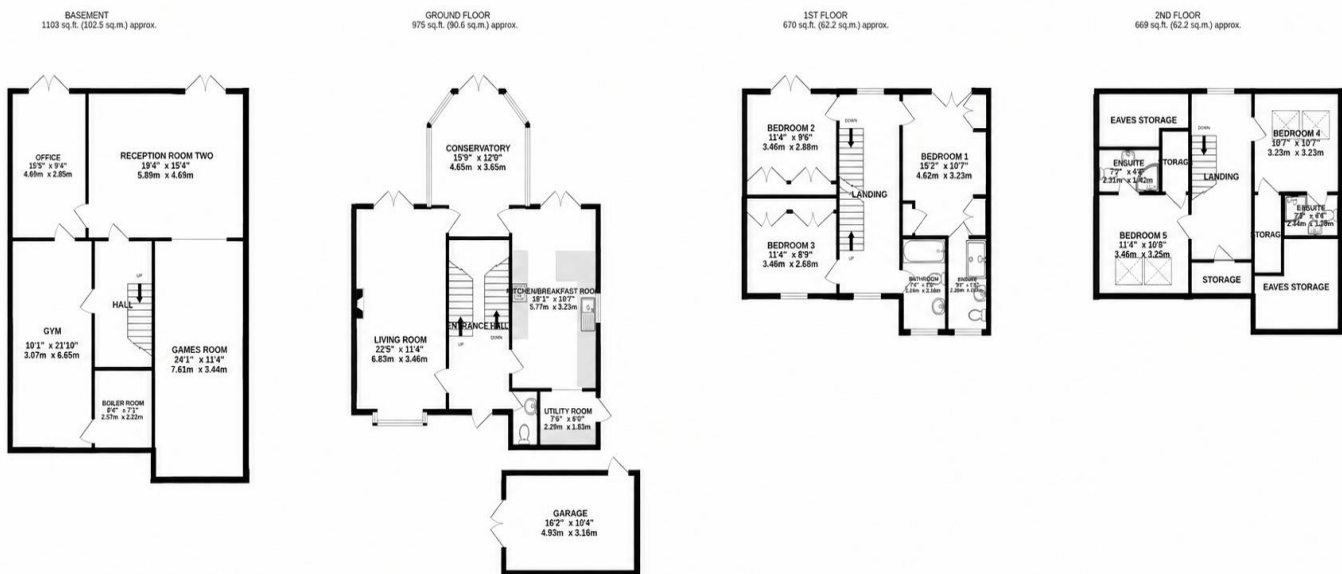
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 3417 sq.ft. (317.4 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		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Offers Over £800,000

Chorley Road, Standish, Wigan WN6 0AA



We are delighted to bring to the market this beautiful, individually designed detached executive home, offering an impressive 3,417 sq ft of versatile accommodation arranged over four floors, together with a stunning, private rear garden extending to approximately 100ft. Situated in a highly desirable area of Standish village, this substantial family home offers an exceptional amount of living space, including five double bedrooms, three en-suite bathrooms, multiple reception areas, a dedicated gym, cinema room and home office. To the front, there is a generous block-paved driveway providing off-road parking for several vehicles, together with a detached garage. The property also has a fitted burglar alarm system and a commercial fire alarm system.

Upon entering the property, you are welcomed by a spacious entrance hallway, with stairs leading to both the first floor and basement level. There is also a useful cloakroom with WC and wash basin. The bright and spacious dual-aspect living room features a fireplace and French doors opening onto the terrace patio, creating a lovely space for relaxing and entertaining. The large family kitchen is fitted with an extensive range of units, incorporating integrated ovens, a dishwasher, coffee machine, hob, fridge, freezer, microwave and breakfast bar. French doors provide direct access onto the terrace patio, making this an ideal space for family life and entertaining. Leading off the kitchen is a particularly useful utility room, offering additional storage cupboards and plumbing for both a washing machine and tumble dryer. The basement level provides a fantastic range of additional accommodation, including a spacious gym, games room which opens into a further lounge, and a dedicated home office. Both the lounge area and office benefit from French doors opening directly onto the rear garden, providing excellent flexibility for family living, working from home and entertaining.

To the first floor, the master bedroom is positioned to the rear of the property and enjoys lovely views over the private garden from its Juliet balcony. The bedroom benefits from a dressing area with ample fitted wardrobes, leading through to an en-suite shower room comprising a shower, WC and vanity wash basin. Bedroom two is another spacious double to the rear, also enjoying a Juliet balcony overlooking the garden and fitted wardrobes, while bedroom three is a generous double to the front with fitted wardrobes. The family bathroom comprises a bath with shower over, WC and wash basin. The second floor provides two further spacious double bedrooms, both benefiting from their own en-suite shower rooms and Velux roof lights. Both bedrooms also have useful walk-in cupboards/wardrobes and access to further attic storage. There is also a useful built-in storage cupboard on the landing.

Externally, the rear garden is a particularly beautiful feature of the property. A terrace patio leads down via steps to an extensive lawned garden extending to approximately 100ft, with mature trees, established planting and a winding pathway leading to an additional patio area. The garden offers a wonderful sense of privacy and tranquillity, providing an ideal setting for outdoor entertaining, relaxing and enjoying the surrounding greenery. The property is ideally situated within the highly sought-after village of Standish, renowned for its vibrant high street, offering a variety of shops, cafés, restaurants and everyday amenities, together with excellent local schools. The location also provides convenient access to the M6 motorway and Wigan town centre, with its mainline railway stations offering further commuting connections.

An exceptional and individually designed family home offering an abundance of space, flexibility and privacy, which must be viewed to be fully appreciated.

