



TRACY PHILLIPS

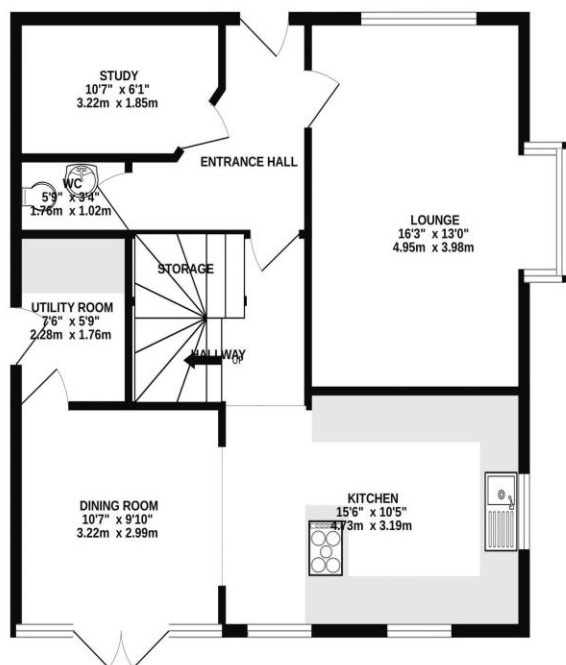
Estates



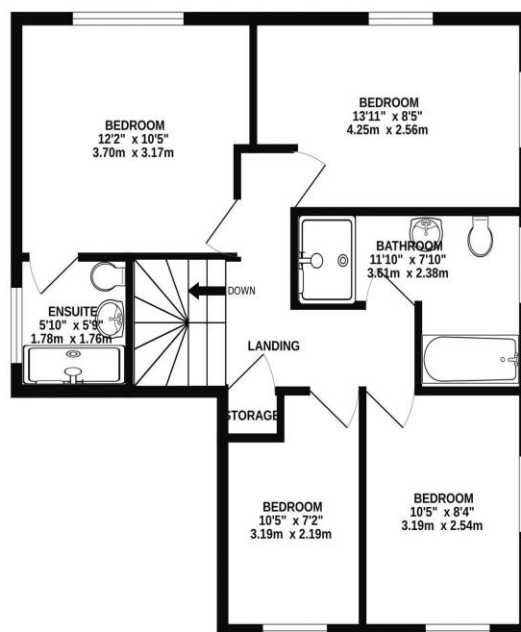
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Estates

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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		92 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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Asking Price: £425,000

Red Clover Gardens, Standish, WN6 0WN



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Immaculate Four Bedroom Detached Home on a Quiet Cul-de-Sac Overlooking Open Fields

Tucked away on a peaceful cul-de-sac and bordered by open fields on the beautifully finished and highly sought-after Bloor Homes estate, this immaculate four-bedroom detached home offers the perfect blend of modern luxury and semi-rural living. Ideally located within walking distance of Standish High School and with easy access to the M6 (Jct 27), the property is ready to move into immediately and has been finished to an exceptional standard throughout. With approximately 1,300 sq ft of living accommodation plus a detached brick-built garage, it also enjoys a picturesque outlook over a nature reserve to the side. Although set within a tranquil setting with countryside walks right on the doorstep, the vibrant village of Standish—with its shops, cafés, bars and Ofsted ‘Outstanding’ schools—is just moments away.

On entering the property, you are welcomed into a spacious hallway. The bright and airy lounge benefits from dual-aspect windows, filling the room with natural light and creating a relaxing, inviting atmosphere. To the front of the property is a generous study or second reception room, ideal for home working or additional living space. The ground floor also features a stylish downstairs cloakroom with WC and hand basin. The heart of the home is the stunning open-plan kitchen and dining room, beautifully appointed with stylish units, complementary wood effect worktops and complimentary flooring. This space is drenched in natural light from the Velux roof windows and French doors that lead directly to the garden, making it perfect for both everyday dining and entertaining. Integrated appliances include an electric hob, double electric ovens and a dishwasher. Flowing from the kitchen is a well-designed utility room with fitted units housing the gas boiler and washing machine, along with an external door providing access to the side of the property. To the first floor, the spacious master bedroom is positioned at the front as well as a luxurious en-suite bathroom featuring beautiful tiling, a large step-in shower, vanity unit and WC. The second bedroom is another generous double with dual-aspect windows, while the third bedroom, also a large double with windows to two aspects, is currently used as a dressing room. The fourth bedroom is a spacious single overlooking the rear garden. The family bathroom is finished to a high standard and includes a four-piece suite with a walk-in shower, bath, vanity sink unit and WC.

Externally, the landscaped rear garden is a true highlight, offering a decked patio, pathways, a lawn area and a wood chip play area that provides the perfect setting for alfresco dining and relaxation. The property also benefits from a detached garage and driveway parking. Built in 2022, this Freehold home comes with the remaining NHBC warranty until 2032 and is offered to the market with no onward chain.

Internal viewing is essential to fully appreciate the quality, space and superb setting this exceptional home has to offer.





