



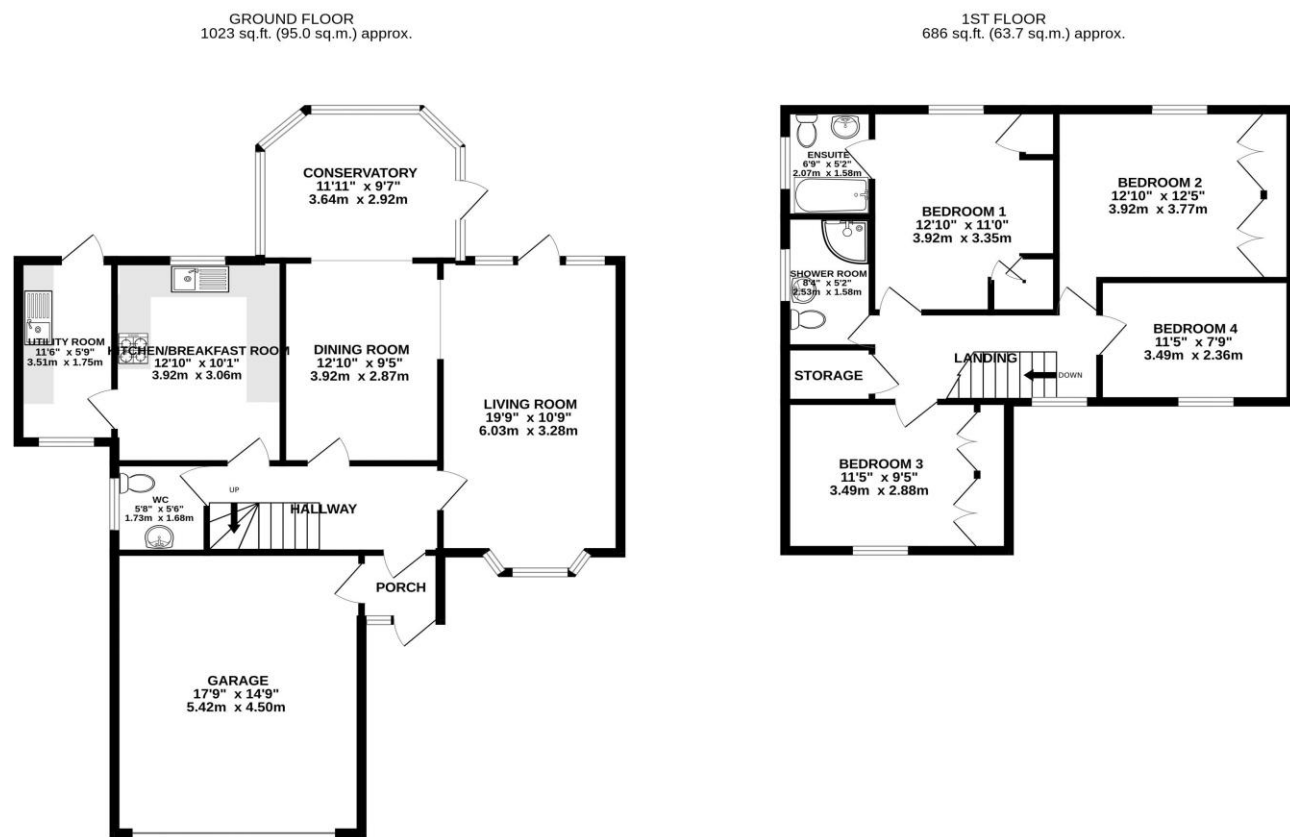
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA : 1709 sq.ft. (158.7 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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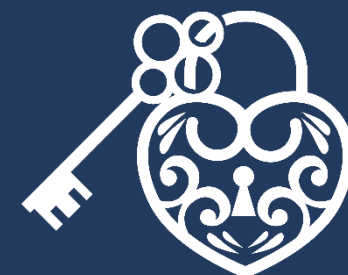
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price: £450,000

Boars Head Avenue, Standish, WN6 0BH



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Immaculately presented both inside and out, this exceptional detached family home occupies a particularly desirable position within this highly sought-after estate, enjoying far-reaching views towards the iconic Rivington Pike. Beautifully maintained by the current owners, this impressive turnkey property offers generous and versatile accommodation arranged over two floors, complemented by superb landscaped gardens, an integral large garage and ample off-road parking. From the moment you arrive, the quality and care given to this wonderful home are immediately apparent. The property is approached via a generous double-width block-paved driveway, beautifully edged by manicured lawns, mature planting and established borders.

An inviting entrance porch provides access to the integral large garage and leads through into the welcoming reception hallway. Here, an attractive spindled staircase rises to the first floor, while the hallway provides a sense of space and elegance that continues throughout the home. The beautifully proportioned lounge is bathed in natural light, with double windows and French doors opening directly onto the rear garden. Centred around an attractive inset fireplace, this elegant yet comfortable reception room provides the perfect setting for relaxing and entertaining. The accommodation flows naturally through to the dedicated dining area and onwards into the stunning garden room. The garden room is undoubtedly one of the highlights of this wonderful home, offering a peaceful retreat with beautiful views across the gardens. With its abundance of natural light and seamless connection with the outside space, it provides the perfect place to sit, relax and enjoy the changing seasons. The impressive dining kitchen provides an excellent heart to the home, with ample room for informal family dining. Fitted with a timeless range of Shaker-style cabinetry, the kitchen is complemented by granite work surfaces and a superb freestanding Rangemaster cooker, together with an integrated dishwasher and excellent storage. A separate utility room provides space for laundry appliances, along with a further built-in oven and additional access to the rear garden. A convenient ground floor cloakroom completes the accommodation on this level. Ascending to the first floor, the bright and spacious landing provides access to four excellent bedrooms and the family accommodation. The principal bedroom is particularly impressive, positioned to the rear of the property and benefiting from fitted wardrobes and an enviable outlook. Beyond the beautifully maintained gardens, far-reaching views extend towards Rivington Pike, creating a wonderful backdrop to this peaceful bedroom. A stylish en-suite bathroom is fitted with a contemporary neutral three-piece suite. Three further well-proportioned bedrooms provide excellent flexibility, with one currently utilised as a dedicated home office — ideal for modern family life and those working from home. A further modern family shower room, ideal for the rest of the family completes the first floor.

Outside, the property continues to impress. The generous double-width block-paved driveway provides extensive off-road parking and leads to the attached large garage, which benefits from direct access into the property. The rear garden has been lovingly landscaped and meticulously maintained, with beautifully manicured lawns, established borders and attractive pathways leading to a number of thoughtfully positioned seating areas. The garden enjoys a wonderful sunny aspect and creates an exceptional outdoor environment in which to entertain, dine or simply unwind. There is a real sense of space, privacy and tranquillity throughout the gardens.

Located within this highly desirable and well-regarded estate, the property is ideally placed for access to Standish, Ashfield Park and a wealth of local amenities. The area is also well served by highly regarded schools and convenient transport links, making this an ideal location for families. A truly exceptional home, offering beautifully maintained and versatile accommodation, superb gardens, excellent parking and an enviable outlook. Properties of this calibre rarely come to the market and viewing is essential to fully appreciate the quality, position and lifestyle this outstanding home has to offer.

Viewings are now welcomed via our office.





