



TRACY PHILLIPS

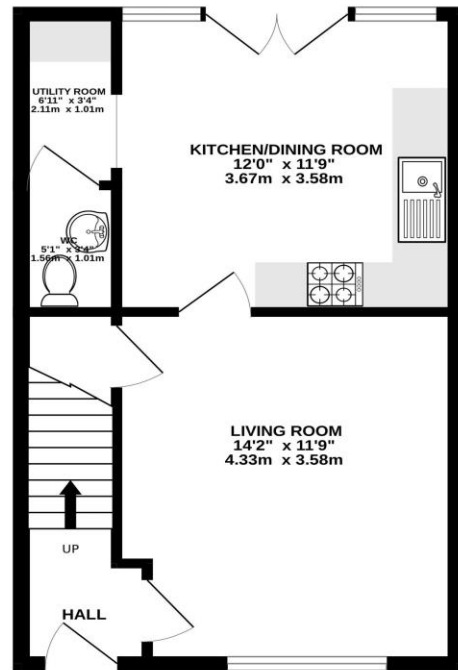
Estates



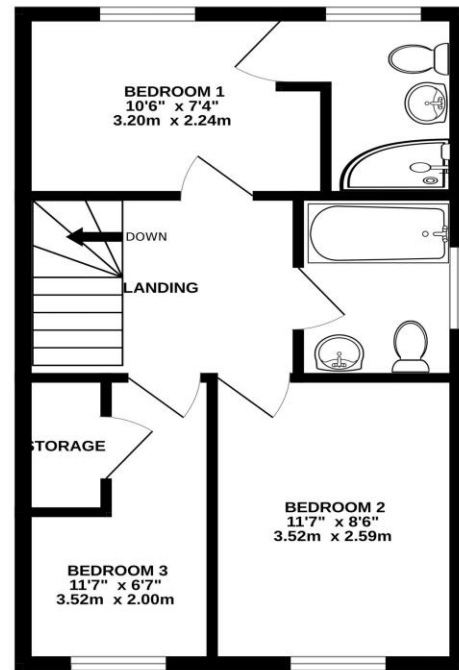
TRACY PHILLIPS

Estates

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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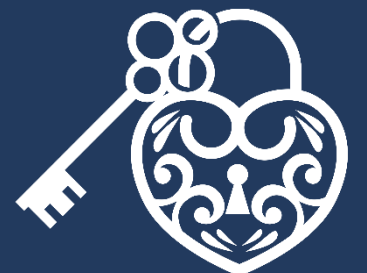
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Offers in Excess of £250,000

Bullrush Meadow, Standish, WN6 0WH

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Recently built by the highly regarded Bloor Homes, this beautifully presented semi-detached property enjoys a prime position within a sought-after development of exclusive homes. Immaculately maintained both inside and out, this stylish family home is offered in true "turn-key" condition, with tasteful upgrades and elegant décor throughout.

Entering the accommodation is thoughtfully designed with a modern, flowing layout. The welcoming entrance hallway features a staircase to the first floor and leads into a stunning lounge, complete with under-stairs storage and finished to an exceptional standard. At the heart of the home is a superb open-plan kitchen and dining area, fitted with an extensive range of contemporary high-gloss units alongside integrated appliances including a fridge/freezer and cooking facilities. French doors open directly onto the rear garden and patio, creating the perfect setting for entertaining and al fresco dining. A practical utility area houses the laundry facilities, while a convenient cloakroom/WC completes the ground floor.

To the first floor are three beautifully styled bedrooms, including a spacious principal bedroom with fitted wardrobes and a sleek en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are presented to an impeccable standard.

Externally, the property benefits from a generous tarmac driveway providing ample double-width parking within this quiet cul-de-sac setting. A pathway leads to the front entrance beneath a canopy porch. The landscaped rear garden is a particular highlight, featuring a lawn alongside flagged and decked patio areas. The garden has benefitted from a beautiful scheme of landscaping with porcelain tiled patio, raised beds and easy to care for artificial lawn is secure, and generously sized, it offers an ideal outdoor space for relaxing and dining.

The thriving village of Standish is highly regarded for its excellent schools, superb local amenities, and convenient access to major motorway networks. Residents enjoy a wonderful sense of community, with independent shops, cafés, bars, and renowned restaurants all nearby, as well as beautiful surrounding countryside including the picturesque Haigh Country Park.

Early viewings are highly recommended to fully appreciate the quality and lifestyle this exceptional home has to offer.





