



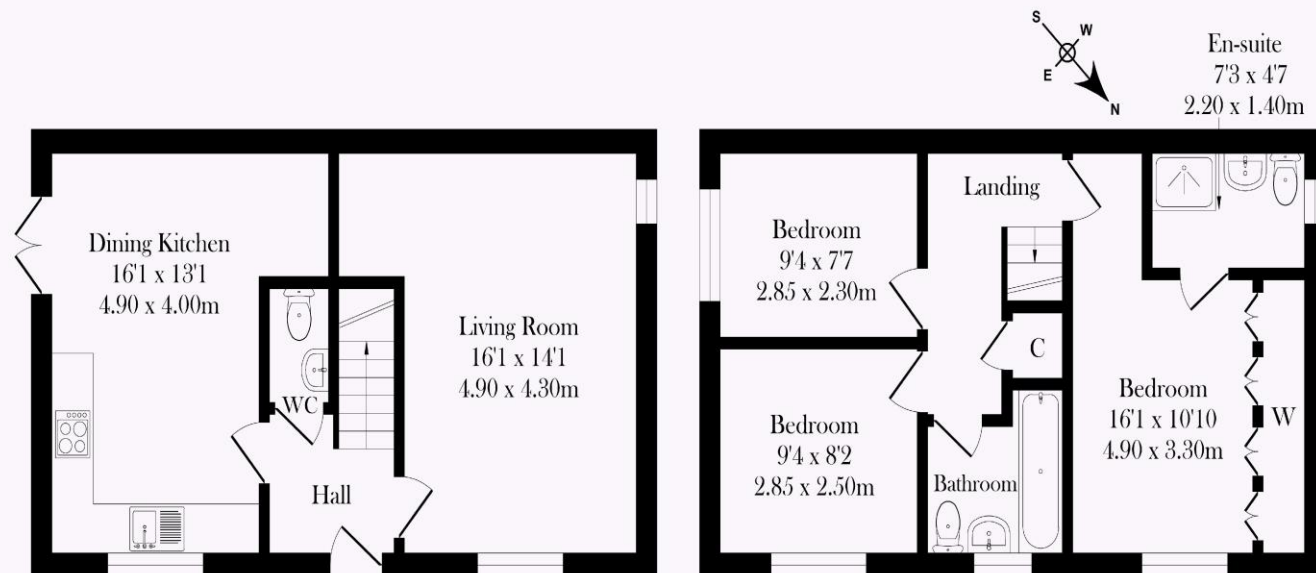
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



TRACY PHILLIPS
Estates



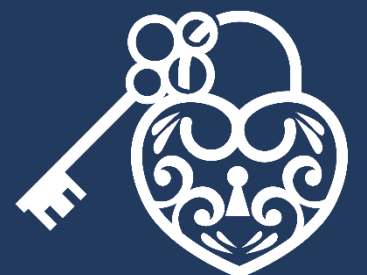
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £270,000

Rosebay Gardens, Standish, WN6 0ZH



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.

Situated on the highly sought-after Wainhomes development in the heart of Standish, this beautifully presented three-bedroom semi-detached home offers the perfect combination of contemporary living, exceptional upgrades, and a fantastic family-friendly location. Ideal for first-time buyers, growing families, or those looking to downsize without compromising on quality, this stunning home has been significantly enhanced beyond its original specification. The current owners have invested in a range of high-quality improvements, including luxurious new bathroom suites finished to an exceptional standard, a bespoke oak staircase with contemporary metal balustrades, and beautifully landscaped wrap-around gardens, creating a home that is truly ready to move into.

Upon entering, you are welcomed by a bright and spacious entrance hallway leading through to a stylish open-plan kitchen and dining area. Fitted with a range of modern units, integrated appliances, and French doors opening onto the rear garden, this space is perfect for everyday family living as well as entertaining guests during the warmer months. To the front of the property, the generous lounge is flooded with natural light from windows to two aspects and features a striking media wall, creating a stylish and relaxing living space.

The first floor offers three well-proportioned bedrooms, including an impressive principal bedroom complete with fitted wardrobes and a beautifully upgraded en-suite shower room. A contemporary family bathroom, finished with a modern suite and tasteful neutral décor, serves the remaining bedrooms. Externally, the property occupies an excellent plot with attractive wrap-around landscaped gardens. The outdoor space has been thoughtfully designed with low-maintenance lawns and a substantial Indian stone patio, providing the ideal setting for outdoor dining, children's play, or simply relaxing in the sunshine. A private driveway offers convenient off-road parking. Located within a quiet residential setting, the property is within walking distance of highly regarded schools, local shops, and everyday amenities. A newly created pedestrian walkway provides easy access into the heart of Standish village, while excellent transport links, including the M6 motorway and Wigan town centre, make this an ideal location for commuters. This outstanding home combines modern style, quality finishes, and an enviable location, making it a superb opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

