



TRACY PHILLIPS

Estates



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Total Approx. Floor Area 104.4 Sq.M. (1123 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £300,000

Fairway, Standish, WN6 0UY

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Built approximately four years ago by the highly regarded Persimmon Homes and still benefiting from the remainder of its NHBC guarantee, this beautifully presented detached residence is ideally situated just off Rectory Lane, in the vibrant and sought-after village of Standish. Occupying a generous corner plot, the property offers approximately 1,123 sq. ft. of stylish, well-maintained living space with neutral décor throughout and thoughtfully landscaped, low-maintenance gardens.

Upon entering, you're welcomed into a spacious hallway that sets the tone for the rest of the home. To the right, the generous lounge spans the full depth of the property, enjoying ample windows and French doors that open directly onto the garden. This light-filled room offers an ideal space for relaxation and entertaining, finished with tasteful, neutral flooring. The open-plan kitchen and dining area is another standout feature—stylish and functional, with a range of classic neutral units and integrated appliances, including an electric oven, hob, extractor hood, fridge, freezer, and dishwasher. A separate utility room offers further storage, laundry space and access to a downstairs cloakroom.

Upstairs, a bright and airy landing leads to three well-proportioned bedrooms. The principal bedroom boasts dual-aspect windows and a contemporary en suite shower room with a walk-in double shower, wall-mounted basin, WC, heated towel rail, and neutral tiling. The two additional bedrooms are both spacious and filled with natural light, while the modern family bathroom features a panelled bath, vanity unit with wash hand basin, and WC.

Outside, the home continues to impress with a well-maintained wraparound garden. The rear garden is partly walled and fully fenced for privacy and security, with a porcelain-tiled patio perfect for al fresco dining, and low-maintenance lawned areas—ideal for children and pets. A private driveway provides off-road parking and leads to a detached single garage.

Located within walking distance of the highly regarded St Wilfrid's Primary School, Standish Leisure Centre, and the village centre—with its array of independent shops, bars, and restaurants—this home is perfectly placed for family life. Excellent transport links, including easy access to the M6 and M61 motorways and Wigan's mainline train station, make commuting simple.

Viewings are highly recommended to fully appreciate the style, quality, and superb location of this exceptional family home.





