



# TRACY PHILLIPS

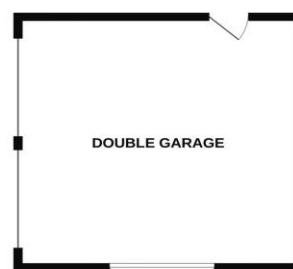
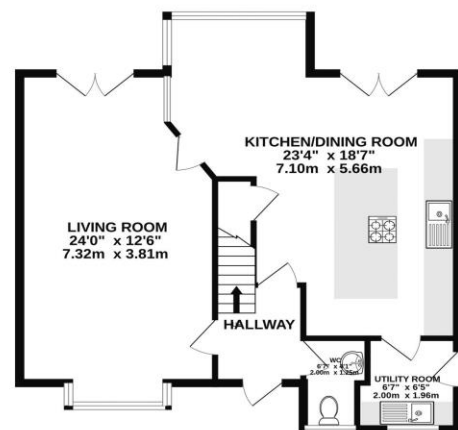
## Estates



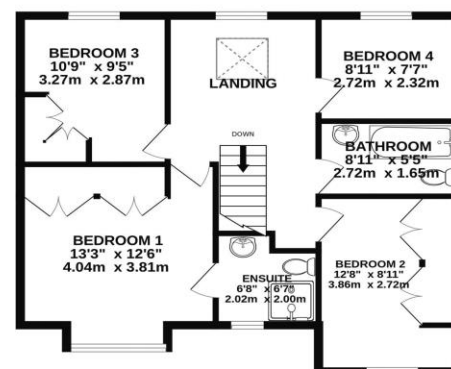
# TRACY PHILLIPS

## Estates

GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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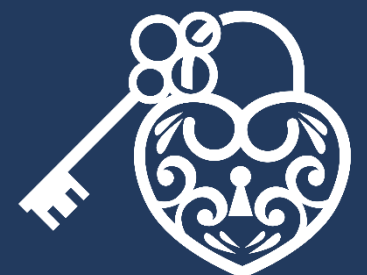
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Asking Price £575,000

Burn Hill Court, Standish, WN6 0AN



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A simply stunning detached family home which is beautifully presented throughout and offered in true turn-key condition, this exceptional four-bedroom property combines sophisticated contemporary style with generous, thoughtfully designed living space. Arranged over two impressive floors, the home offers light, space and quality in abundance. The care and attention to detail invested by the current owners is immediately apparent, with every room finished to an exceptional standard. The property has been further enhanced by a recently reconfigured bespoke kitchen and family room, creating a wonderfully practical and flowing space for modern family life. A newly fitted main bathroom and stunning en-suite shower room further elevate this beautiful home.

The property is entered through a spacious and welcoming entrance hallway, featuring attractive herringbone flooring and an impressive oak and glazed staircase rising to the first floor. A contemporary cloakroom/WC is conveniently positioned off the hallway. The lounge is a beautifully appointed room with a double aspect, filling the space with natural light. A contemporary fireplace with inset gas fire creates an elegant focal point and provides a cosy setting for relaxing. The true heart of the home is the spectacular open-plan kitchen and family room. Recently created and designed around the needs of modern family living, this exceptional space is quite simply breathtaking. The bespoke, hand-built kitchen features an outstanding range of stylish cabinetry, quartz work surfaces and a central island with pan drawers, providing both superb preparation space and an informal dining area. The kitchen is equipped with an impressive range of integrated appliances, including Miele ovens, dishwasher and fridge/freezer, together with a boiling-water hot tap. French doors open directly onto the garden, while Velux roof lights flood the room with natural light, creating a bright and uplifting space throughout the day. The adjoining family room provides ample space for a dining table and comfortable seating area, making this an exceptional room for entertaining, family gatherings and everyday living. A practical utility room leads from the kitchen and provides an additional sink, laundry facilities and excellent storage.

To the first floor, a generous landing provides access to four beautifully presented bedrooms and offers additional space that could be utilised as a reading area or home office. Three of the bedrooms are excellent doubles, while all four rooms have been decorated with considerable style and flair and benefit from a range of fitted wardrobes. The principal bedroom is a particularly impressive retreat, featuring a luxurious boutique-style en-suite shower room with a beautifully appointed vanity unit and large walk-in shower. The main family bathroom has also been recently upgraded and finished to an exceptional standard. It features a stylish bath with overhead shower, contemporary vanity-style wash hand basin, WC and attractive modern tiling.

Externally, the property is approached via a generous tarmac driveway, providing excellent parking for several vehicles and leading to a detached double garage. The rear garden is another major attraction. Private, secure and thoughtfully landscaped, it provides a wonderful setting for family life and is particularly well suited to children. The garden features generous lawns, mature planted borders and a spacious patio area, ideal for al fresco dining and outdoor entertaining. Burnhill Court is a highly regarded and established residential street, renowned for its attractive private homes and peaceful setting. The vibrant centre of Standish is within walking distance and offers an excellent range of community facilities, shops, amenities and highly regarded schools. The property also enjoys superb transport connections, with convenient access to the motorway network and direct routes towards Manchester City Centre, while the M61 is only a few minutes' drive away. This much-loved family home is a genuine credit to the current owners, offering an exceptional combination of style, quality, space and location.

Viewing is essential to fully appreciate the outstanding standard and superb lifestyle this remarkable home has to offer.





