



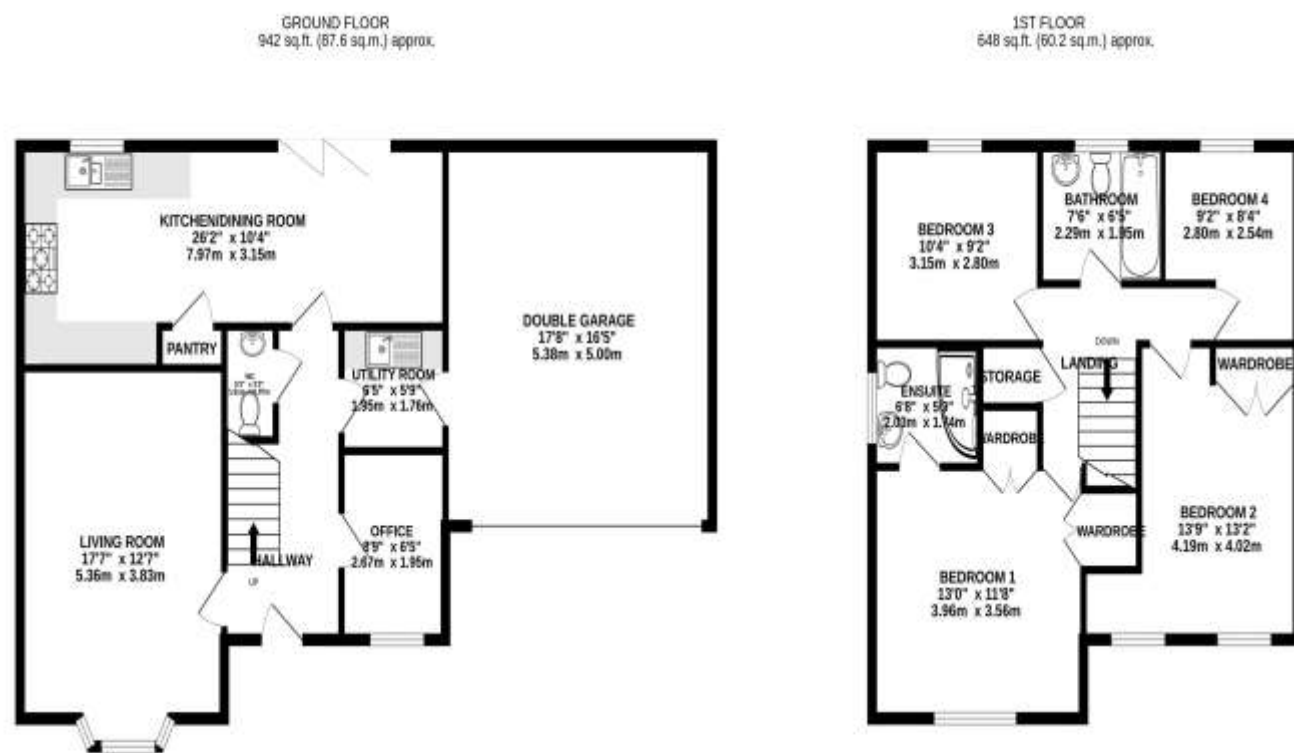
TRACY PHILLIPS

Estates



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TOTAL FLOOR AREA: 1590 sq.ft. (147.7 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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Asking Price £470,000

Iron Drive, Standish, WN6 0UZ

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Occupying an enviable position within one of Standish's most sought-after developments, this exceptional detached family home enjoys a peaceful cul-de-sac setting with attractive views over protected woodland. Constructed by the renowned Morris Homes and enhanced with an extensive range of premium upgrades selected at the point of build, the property offers stylish, contemporary living. Designed with modern family life in mind, the home combines generous proportions with high-quality finishes throughout. Zoned gas central heating provides enhanced efficiency and comfort, allowing independent temperature control across different areas of the property.

A welcoming entrance hallway sets the tone, featuring elegant Karndean flooring and bespoke understairs storage, providing a practical solution for everyday family living. A spacious cloakroom/WC is fitted with a contemporary two-piece suite, while the separate utility room offers matching cabinetry to the kitchen and dedicated space for laundry appliances. The ground floor even provides it's own dedicated study. The bright and spacious lounge enjoys a pleasant front aspect, enhanced by a striking bay window that floods the room with natural light. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and family room. Designed to create a seamless space for entertaining and everyday living, this stunning room benefits from bi-folding doors opening onto the rear garden. The high-specification kitchen is fitted with upgraded cabinetry, elegant quartz worktops, integrated appliances including Neff eye-level ovens and dishwasher, and an electric hob. To the first floor, four generously sized double bedrooms provide excellent accommodation for growing families. The principal suite features fitted wardrobes together with a stylish en-suite shower room. Three further double bedrooms, one presented and utilised as a fabulous dressing room, are served by a beautifully appointed family bathroom, finished to an upgraded specification.

Externally, the property continues to impress. A private driveway provides ample off-road parking and leads to a double garage with an electric up-and-over door. The rear garden is both private and secure, offering a substantial flagged patio ideal for al fresco dining, alongside a well-maintained lawn creating the perfect environment for family enjoyment. Standish remains one of the area's most desirable villages, renowned for its excellent schools, superb transport connections and thriving community atmosphere. is home to the historic St Wilfrid's Church, Wigan's only Grade I listed building, while the charming conservation area offers The village offers an array of independent shops, cafés and restaurants. St Wilfrid's Primary School is also conveniently located within walking distance. A truly outstanding family home, finished to an exceptional standard throughout and occupying a prime village location. Early viewing is highly recommended.





