



TRACY PHILLIPS

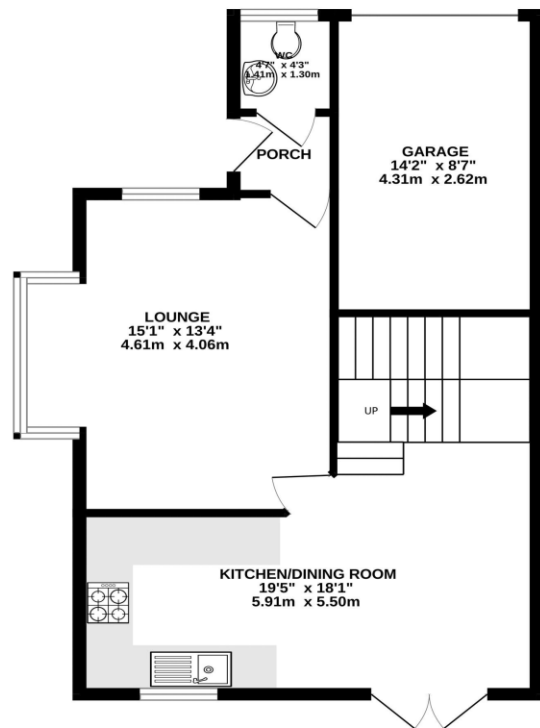
Estates



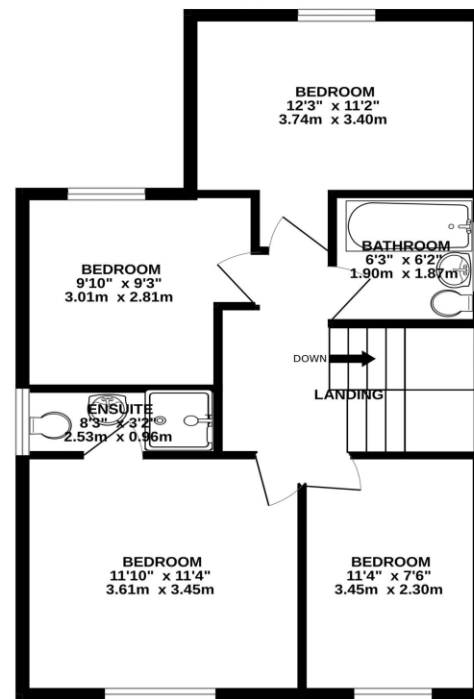
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Estates

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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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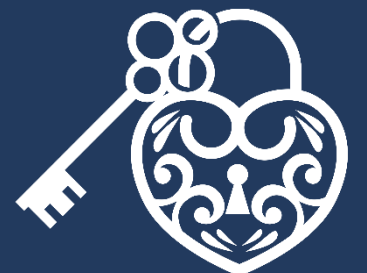
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Offers in excess of £330,000

Damselby Meadow, Standish, WN6 0ZR



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Located on the highly sought-after Cat i'th Window development, recently completed by Wainhomes, this impressive four-bedroom detached residence offers contemporary living at its finest. Set on a generous corner plot within a quiet cul-de-sac, Damsel fly Meadow provides the perfect blend of modern comfort, high-quality finishes, and a superb location. Boasting a thoughtful layout that extends to approximately 1,150 sq. ft., the property is within easy walking distance of Standish village via a newly constructed walkway, and just a short drive to Junction 27 of the M6, making it ideal for commuters and families alike.

Upon entering, a welcoming hallway leads to a handy cloakroom and gives access to the main living areas. The beautiful lounge features a walk-in bay window and an additional side window, bathing the room in natural light and creating a warm, inviting atmosphere. To the rear, the open-plan kitchen and dining area is truly the heart of the home. Fitted with a sleek range of contemporary white cabinets and integrated appliances including a gas hob, oven, and overhead extractor, the kitchen also has space for a washing machine. French doors open onto the rear garden, seamlessly blending indoor and outdoor living. A stylish returning staircase rises centrally, enhancing the feeling of space and light throughout. Upstairs, the first floor offers four generously sized bedrooms, each filled with natural light. The principal bedroom features fitted mirrored wardrobes and a luxurious en-suite shower room. The family bathroom, finished in neutral tones, serves the remaining bedrooms and completes the upstairs accommodation.

The outside space is as impressive as the interior. The home benefits from an integral garage—ideal for storage—and a double-width tarmac driveway, providing ample off-road parking. The well-maintained front garden includes attractive lawns and mature planting, adding to the home's kerb appeal. To the rear, the landscaped garden has been thoughtfully designed with a spacious Indian stone patio, raised beds, and secure fencing, creating a safe and private space perfect for both relaxation and entertaining.

Tucked away on a peaceful off-shoot, this location offers peace and tranquillity, yet remains highly accessible. With scenic walks to Standish village, excellent transport links, and a well-regarded community, Damsel fly Meadow offers the ideal blend of countryside charm and modern convenience.

If you're looking for a turn-key home in pristine condition, ready to move into with no work required, this property comes highly recommended for internal viewing. A rare opportunity to purchase a standout home in one of Standish's most desirable locations.





