



TRACY PHILLIPS

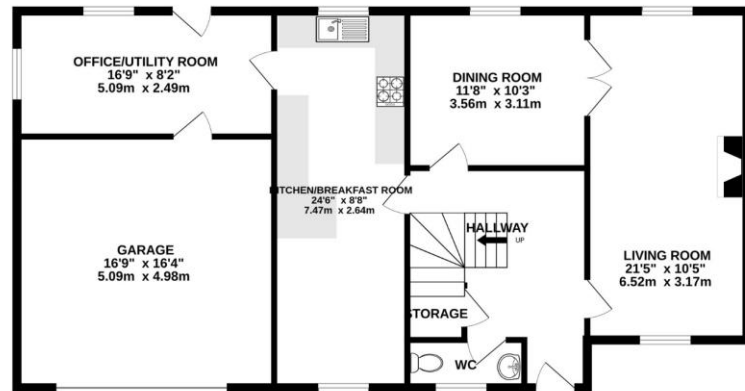
Estates



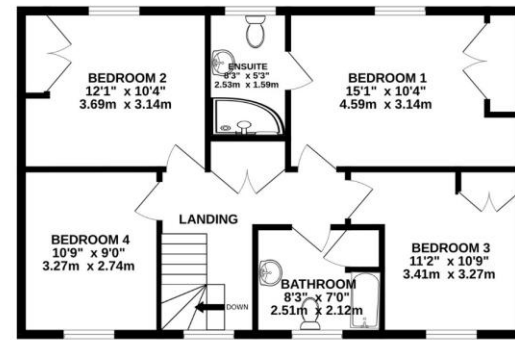
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Estates

GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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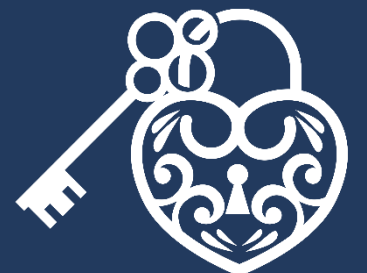
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Offers in Excess of £450,000

Maldon Road, Standish, WN6 0EX

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Rarely do homes of this calibre become available on one of Standish's most desirable residential developments. Occupying a peaceful cul-de-sac position with no through traffic, this beautifully maintained detached executive residence presents a wonderful opportunity to acquire a substantial family home in an exceptionally private setting. Having been cherished by the same family for many years, the property offers a warm and welcoming atmosphere throughout, with bright, spacious accommodation extending to approximately 1,842 square feet. Thoughtfully designed to provide flexibility for modern family living, the home boasts four double bedrooms, two generous reception rooms, two bath/shower rooms and versatile living spaces that can easily adapt to individual requirements. The setting is every bit as impressive as the home itself. Homes on this exclusive cul-de-sac seldom come to market, further enhancing its appeal.

Internally, the accommodation has been beautifully cared for and is presented to an excellent standard throughout. An entrance porch opens into a welcoming reception hallway, immediately setting the tone for the rest of the property. The impressive principal lounge is bathed in natural light from its abundance of windows and centres around an attractive feature fireplace, creating a cosy focal point for relaxing evenings. Double doors connect the lounge to the formal dining room, creating a wonderfully sociable and versatile entertaining space. The dining room sits adjacent to the kitchen, which is fitted with an extensive range of timeless shaker-style wall and base units complemented by contrasting work surfaces. Integrated appliances include eye-level electric ovens, a gas hob with extractor canopy, larder fridge and dishwasher. A useful utility room, which could equally function as a home office, provides access to both the rear garden and the integral double garage. A convenient ground-floor cloakroom completes the accommodation at this level. To the first floor, four generously proportioned double bedrooms are arranged around a bright light landing. The principal bedroom benefits from extensive fitted wardrobes and a beautifully refitted contemporary en-suite shower room. Bedrooms Two and Three also have fitted wardrobes. There is also a well-appointed family bathroom fitted with a classic white suite comprising W/C, pedestal wash hand basin and panelled bath with separate power shower over.

The exceptional outdoor space is a particular highlight of this home. Occupying a private plot, the gardens have been meticulously maintained and enjoy a high degree of privacy from all aspects. Mature planting, manicured lawns and established borders create a peaceful environment for both relaxation and entertaining. To the front, a double-width block-paved driveway provides ample off-road parking for several vehicles and leads to the integral double garage, with convenient pedestrian access to both sides of the property.

The thriving village of Standish remains one of the area's most sought-after locations, offering an excellent selection of local shops, amenities, highly regarded schools and convenient access to the M6 motorway, placing Manchester, Liverpool and Preston within easy commuting distance.

A truly outstanding family home in a highly sought-after location, where properties of this nature rarely become available.

Early viewing is strongly recommended.





