



TRACY PHILLIPS

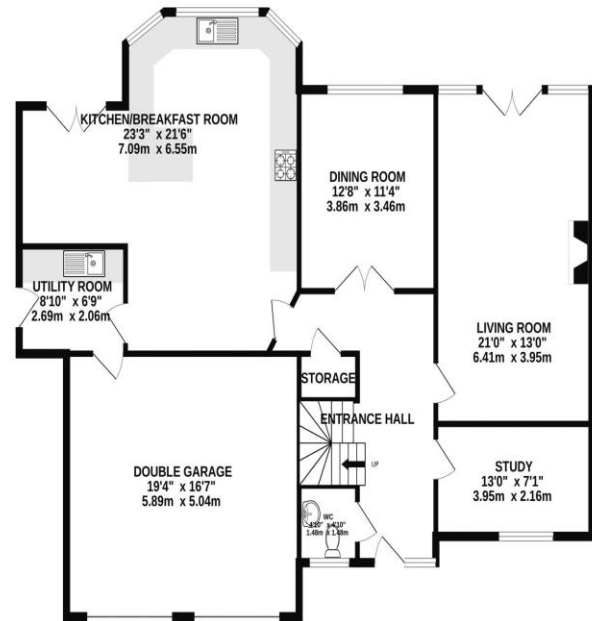
Estates



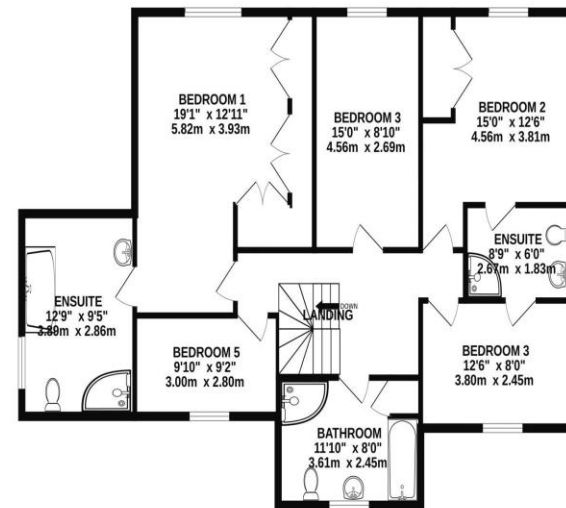
TRACY PHILLIPS

Estates

GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA : 2574 sq.ft. (239.2 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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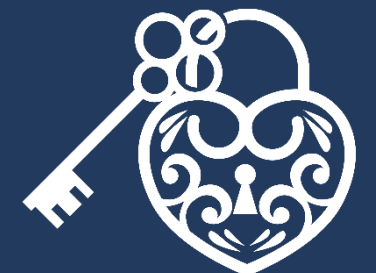
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Asking Price: £725,000

Beech Walk, Standish, Wigan WN6 0YF



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Set along the leafy and highly sought-after Beech Walk, within a quiet and safe cul-de-sac of just six executive homes, this exceptional detached residence enjoys some of the most breathtaking views in the area, stretching to both the front and rear towards Elnup Woods and across the valley beyond. Occupying one of the most exclusive addresses within the village, this remarkable home has been meticulously transformed by the current owners into a stunning turnkey property, offering in excess of 2,500 sq. ft of beautifully presented and light-filled accommodation, perfectly designed for modern family living. Every detail of this impressive home has been thoughtfully curated to an exceptional standard, with high-quality upgrades including solar panels, electric vehicle charging points, luxury designer bathrooms and a spectacular open-plan kitchen, all combining to create a stylish yet practical family home in this thriving and highly desirable village setting.

The accommodation briefly comprises a welcoming entrance hallway with elegant oak flooring, a spindled returning staircase to the first floor, and double doors opening into the formal dining space. A handy ground floor cloakroom and dedicated study area are positioned to the front of the property, whilst the principal lounge is situated to the rear, enjoying wonderful garden views and centred around a charming wood-burning stove set within a traditional beamed surround. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. A lovely formal dining room sits just off the kitchen, ideal for larger family gatherings and entertaining. Undoubtedly the heart of the home, the magnificent open-plan kitchen has been beautifully designed with a stylish range of bespoke two-tone cabinetry, complemented by an extensive range of integrated appliances including double ovens, integrated fridge freezer and gas hob. A breakfast peninsula and dedicated sitting area provide excellent informal dining and social space, whilst both a walk-in bay window and French doors flood the room with natural light and provide direct access to the thoughtfully landscaped rear garden. The kitchen has underfloor heating and also gives access to a separate laundry room and the double garage.

To the first floor are five generously proportioned bedrooms, two en-suite bathrooms and the impressive family bathroom. The principal bedroom is particularly spacious and benefits from fitted wardrobes together with a beautifully appointed, newly fitted en-suite bathroom featuring under floor heating and a luxurious four-piece suite comprising a freestanding pebble-shaped bath, hotel-style walk-in shower, vanity wash hand basin and elegant neutral tiling finished to the highest standard. All five bedrooms are excellent sizes, with two of the further bedrooms enjoying access to a stylish Jack & Jill en-suite shower room fitted with a classic white suite and sleek black furniture. The main family bathroom completes the first floor and has also been tastefully updated, offering a wood vanity wash hand basin, panelled bath, large shower enclosure and WVC.

Externally, the home enjoys grounds that have been every bit as carefully designed as the interior. Approached via a beautiful leafy lane and private road, the property occupies the final position within this exclusive development, offering excellent privacy and a wonderful setting. The frontage provides extensive off-road parking for several vehicles together with access to the large double garage. Mature hedging and attractive low-maintenance slate landscaping frame the front garden, where a contemporary seating area has been perfectly positioned to enjoy the spectacular south-westerly sunsets and uninterrupted countryside views. The rear garden is equally impressive, featuring a large patio area ideal for outdoor dining and entertaining, a covered pergola, lawns and mature planting, creating a peaceful and private outdoor retreat.

The property is within walking distance of the village of Standish and its highly acclaimed schools. The village itself offers an excellent selection of shops, restaurants, café bars and independent businesses, together with superb motorway access and beautiful countryside walks quite literally on the doorstep.

Properties of this calibre, in such an exclusive location, rarely come to the market.





