



TRACY PHILLIPS

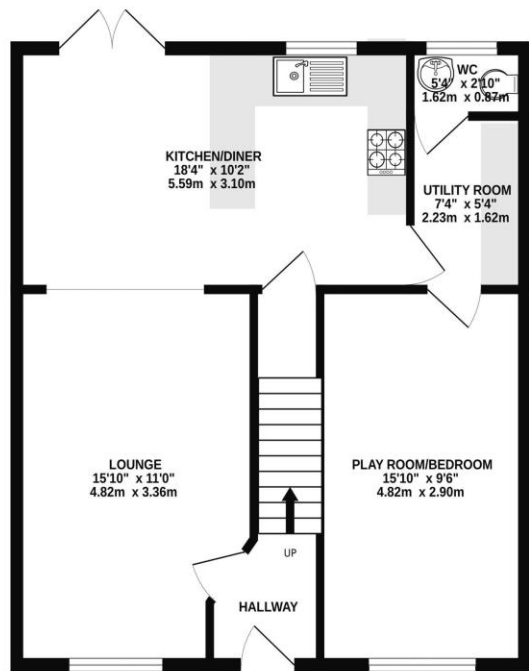
Estates



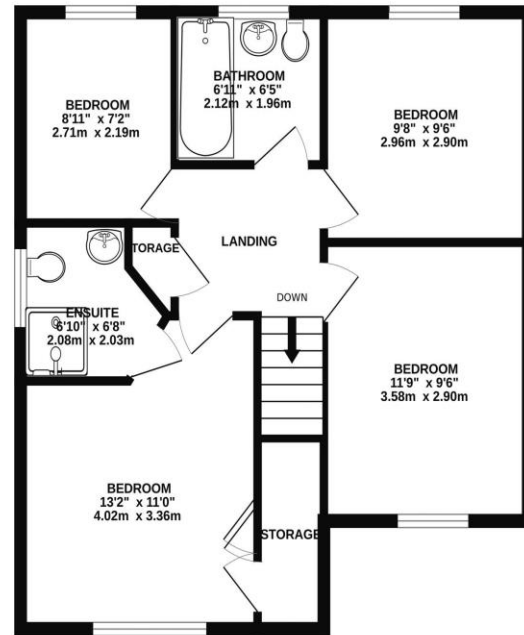
TRACY PHILLIPS

Estates

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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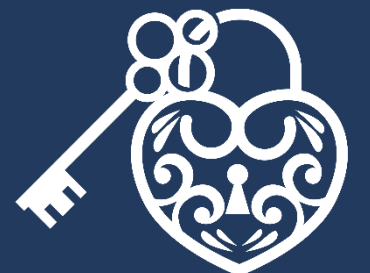
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Asking Price £357,500

Stableford Close, Standish, WN6 0UU

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Positioned within walking distance of the highly regarded St Wilfrid's School, this recently built property has been further enhanced and thoughtfully reconfigured by the current owners to create an excellent family home, presented in ready-to-move-into condition and perfectly suited to modern living. Occupying a generous plot, the home has been carefully maintained and finished to a high standard throughout.

The accommodation opens with a welcoming entrance hallway providing access to the first floor and leading into a bright and spacious lounge, which in turn opens into the impressive open-plan kitchen. The kitchen has been attractively designed with a range of wall and base units in a timeless shaker style, complemented by classic wood-effect worktops. Integrated cooking appliances and a dishwasher are included, along with a breakfast bar for informal dining, ample space for a family dining table, and French doors opening out to the rear garden. A useful utility area leads from the kitchen, alongside a ground-floor cloakroom. A further enhancement by the current owners is the addition of a separate playroom—an excellent, light-filled space ideal for children, hobbies, or alternatively a home office. To the first floor, four well-proportioned bedrooms are arranged around a spacious landing. The principal bedroom benefits from a modern en-suite shower room and a bank of fitted wardrobes, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property is set along this quiet lane and features a double-width driveway providing off-road parking for two vehicles, bordered by lawned areas. The rear garden is particularly generous in size, safe and secure—perfect for families—with two patio areas ideal for outdoor dining and entertaining. A garden shed has been added to provide additional storage.

Standish is a thriving village offering a wide range of amenities, including a leisure centre, popular bars and restaurants, independent shops, and excellent schools. Transport links are conveniently close by, making this an ideal location for commuters.

Early viewings are highly recommended to appreciate this attractive family home.

