



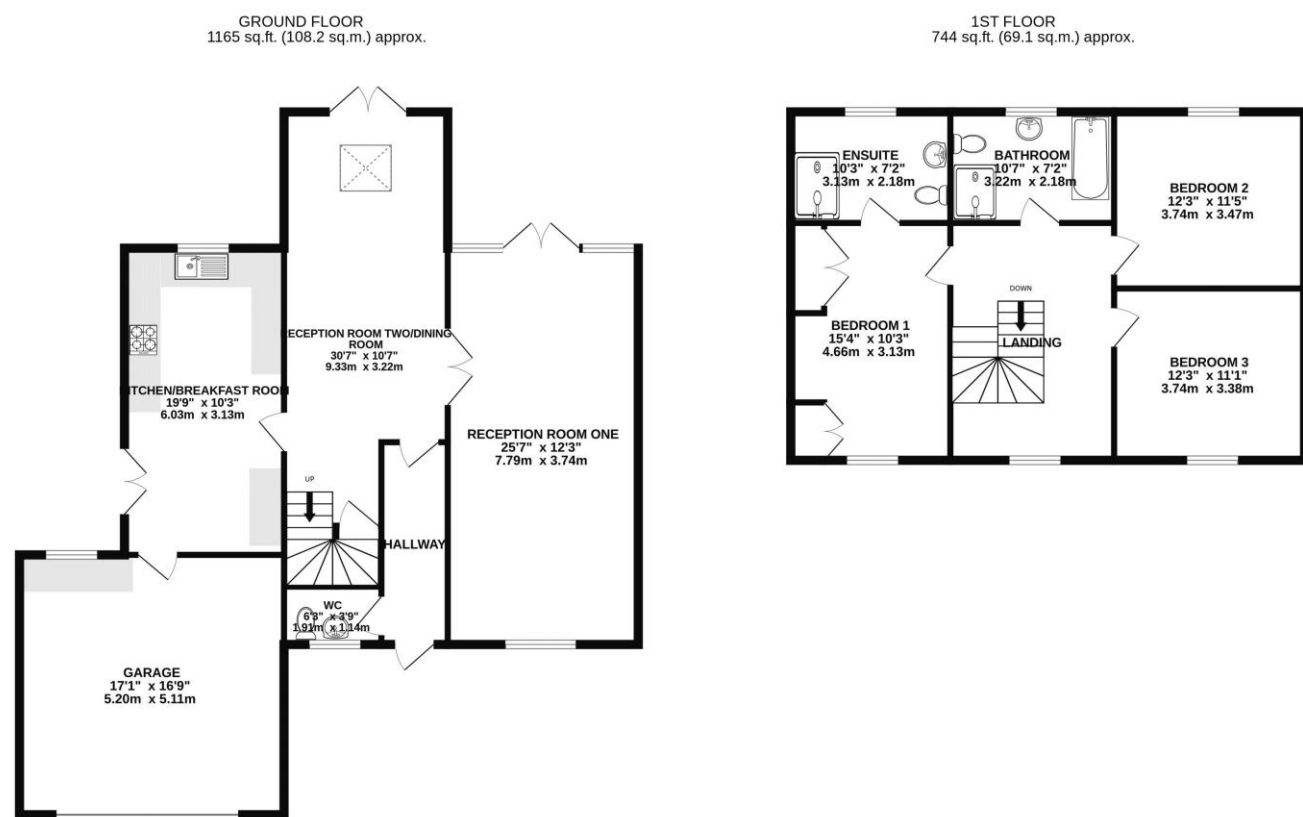
TRACY PHILLIPS

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TOTAL FLOOR AREA: 1908 sq.ft. (177.3 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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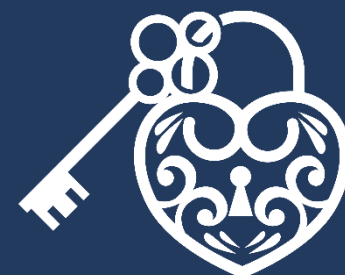
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Asking Price: £525,000

Highfield Drive, Standish WN6 0EJ

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Beautifully transformed, meticulously presented and occupying an exceptional position on the edge of Ashfield Park, this outstanding home is the very definition of turnkey living. Immaculate in every respect, this impressive family home has undergone a complete transformation, with the owners having spared no expense in creating a stylish, contemporary and exceptionally well-appointed residence. The extensive programme of works includes a brand-new kitchen, complete rewire, new central heating system, new bathrooms, replacement windows, new roof, first-floor extension and newly laid driveway — the list is extensive. Not only is the home presented to an excellent standard, but it also occupies one of the most desirable positions in Standish, sitting on the edge of the beautiful Ashfield Park while remaining within easy reach of the village centre. Offering an impressive 1,845 sq. ft. of accommodation, the property enjoys spacious, bright and light-filled rooms, an excellent flow and a thoughtfully considered layout. The property is entered via a bright and welcoming hallway, which immediately gives a sense of the quality and scale of the accommodation. The dedicated dining area flows from the hall and connects to both the kitchen and lounge creating an exceptional space. To the rear of the dining room, is a recently built sun room/sitting room area with a Lantern roof light, French doors and a window providing a sunny outlook over the south-westerly facing rear garden, creating a wonderful space for both entertaining and everyday family life. The separate impressive formal lounge flows from the front to the rear of the property and is beautifully flooded with natural light courtesy of large double windows. Centred around an elegant fireplace, this is a warm and inviting principal reception room with excellent proportions. The stunning brand-new kitchen is undoubtedly one of the property's highlights. Beautifully fitted with timeless Shaker-style cabinetry, quartz worktops and a superb range stove, the room combines classic styling with modern functionality. An American-style fridge freezer, wine cooler, extensive pan drawers and generous storage further enhance the specification, while there is ample space for informal dining. The kitchen also provides convenient access to both side elevations and the attached garage. The garage has been thoughtfully arranged to house the laundry equipment, keeping these practical necessities neatly tucked away and out of sight. A stylish ground-floor cloakroom completes the accommodation on this level.

The first floor is equally impressive, with the property having been thoughtfully arranged to provide three spacious double bedrooms. The principal bedroom benefits from fitted wardrobes and a beautiful en-suite shower room, finished in classic neutral tones with high-quality fixtures and fittings. The main family bathroom is particularly impressive, featuring a luxurious four-piece suite comprising a freestanding bath, large walk-in shower, vanity wash hand basin and W.C. Fully tiled throughout, it combines timeless elegance with a high-end contemporary finish. Externally, the property occupies a superb plot in an enviable position, with the newly laid driveway providing excellent off-road parking. The south-westerly facing rear garden provides an attractive and private outdoor space, perfectly complementing the exceptional accommodation within.

Highfield Drive is regarded as one of the most desirable residential addresses in Standish. Positioned on the edge of Ashfield Park, the road is particularly appealing, with a wide and spacious layout and a collection of individual high-quality homes. Standish village is within easy reach and provides an excellent range of amenities for modern family life, including shops, schools, restaurants, cafés and everyday conveniences. The property is also ideally placed for access to the motorway network and local rail connections, making it well suited to commuters.

Offered with no onward chain and vacant possession, this exceptional home represents a rare opportunity to acquire a comprehensively renovated and beautifully presented residence in one of Standish's most sought-after locations. A truly turnkey home in an exceptional setting — early viewing is highly recommended.





