



TRACY PHILLIPS

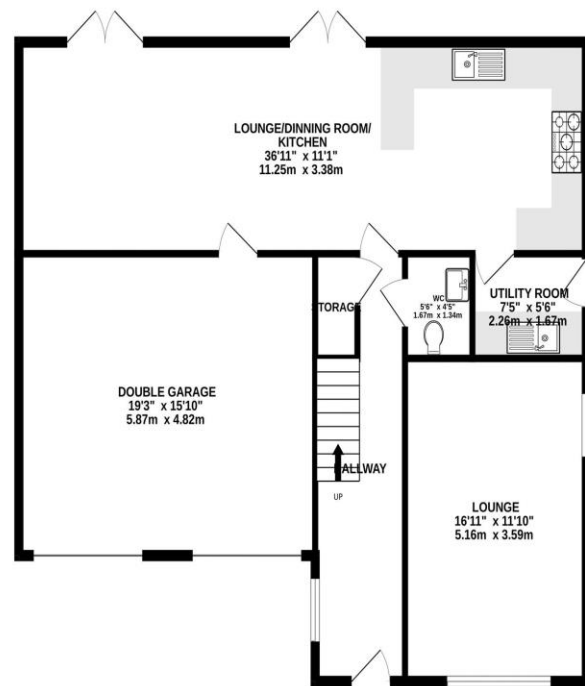
Estates



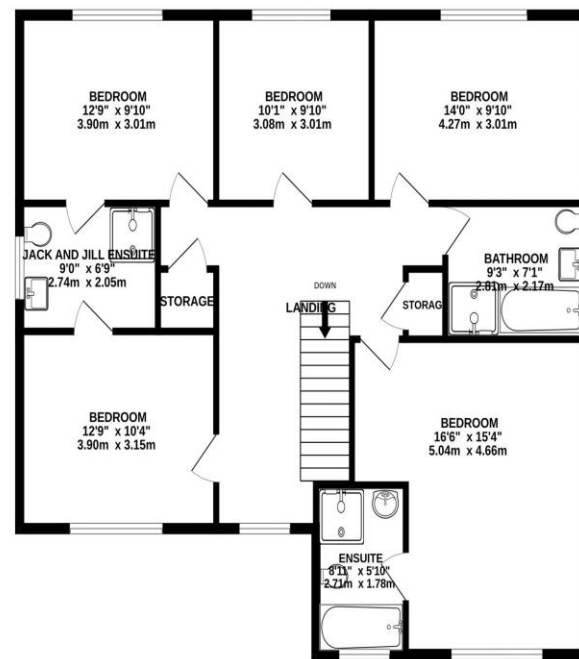
TRACY PHILLIPS

Estates

GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



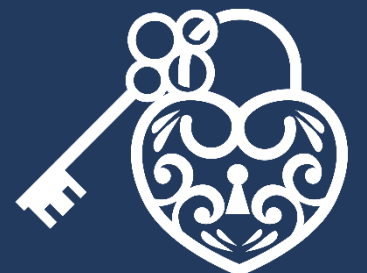
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Asking Price: £530,000

Grove Lane, Standish, Wigan WN6 0DY



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Positioned on a modern, sought-after development close to the heart of Standish, this impressive detached home is the largest of its type on the estate. Extending to approximately 2,220 sq. ft., the property offers a superb and generous floor plan and is a fine example of a spacious, well-presented family home. Constructed by Charles Church in around 2019, the property also benefits from the remainder of its NHBC guarantee. Ideally located within walking distance of St Wilfrid's Primary School—one of Standish's three outstanding schools—the home is also just a short stroll from the village centre and local leisure facilities.

The accommodation begins with a welcoming entrance hallway leading to a well-proportioned lounge measuring approximately 16'11", featuring dual windows that allow an abundance of natural light. A convenient ground floor cloakroom serves the practical needs of family life. From the hallway, access is provided to the stunning open-plan family kitchen, which incorporates dining and seating areas and is finished with an excellent range of contemporary units. The kitchen offers space for a freestanding Range cooker, an integrated dishwasher, and a peninsular breakfast bar ideal for informal dining. This impressive space flows seamlessly into a more formal dining area and a relaxed family seating area, both benefiting from two sets of French doors opening directly onto the rear garden. Further access from the kitchen leads to a useful utility room housing laundry facilities and providing entry into the double integral garage, ideal for parking or additional storage.

The first floor continues to impress with its generous proportions. There are five excellent bedrooms in total. The principal bedroom features fitted wardrobes and a contemporary four-piece en-suite comprising a panelled bath, separate shower, WC and wash hand basin. Three further bedrooms benefit from fitted storage with two of them sharing a Jack and Jill en-suite shower room. There is also a fifth bedroom and a stylish family bathroom, all immaculately presented and thoughtfully designed. From the landing, there is access to the loft via a pull-down ladder. The loft is partially boarded and there is lighting. The current owners have also invested heavily in a solar panel power system which includes battery storage and significantly enhances the home's energy efficiency and providing the majority of the property's energy requirements during the summer months.

Externally, the property offers a double-width block-paved driveway leading to the garage, bordered by lawned areas. An EV charging point has also been fitted. To the rear, the garden occupies a generous plot and has been extensively landscaped to include patio areas, lawns, raised beds and well-stocked borders. A covered veranda provides an ideal space for outdoor enjoyment throughout the year, whatever the weather.

Standish village remains a highly desirable location offering a wide selection of quality eateries and bars, excellent schools, scenic local walks, and convenient access to the motorway network.

Viewings of this delightful home are highly recommended.





