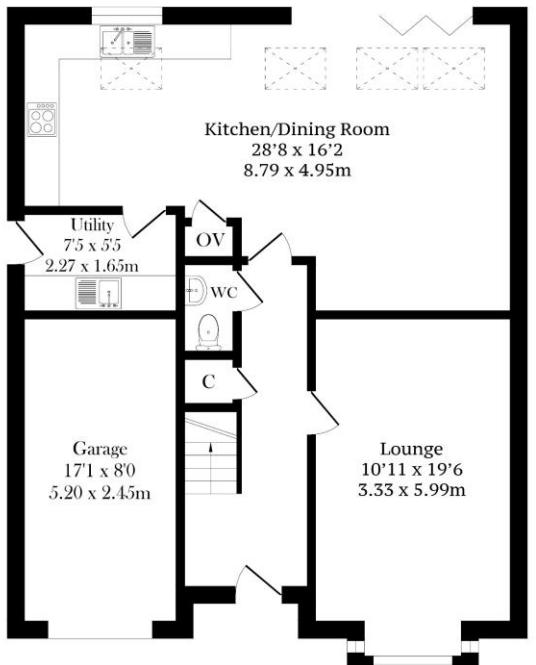


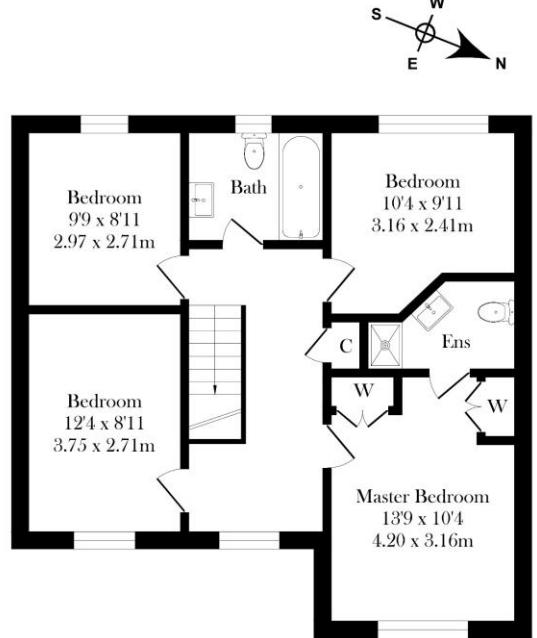


TRACY PHILLIPS

Estates



Ground Floor
Approx. Floor
Area 85.5 Sq.M
(920 Sq.Ft.)



First Floor
Approx. Floor
Area 62.3 Sq.M
(671 Sq.Ft.)

Total Approx. Floor Area 157.6 Sq.M. (1606 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

TRACY PHILLIPS
Estates



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Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Asking Price £420,000

Iron Drive, Wigan WN6 0UZ



Built by highly acclaimed builders Morris Homes, this impressive detached home offers a generous 1591 sq. feet of accommodation and is presented to the highest of standards. Located within the Churchfields development, close to the village of Standish, and on this popular new build estate, this attractive 'Suffolk' home comes with the many advantages of owning a new build home, such as much lower maintenance, and lower running costs. Built approximately two years ago this lovely family home also has the added benefit the remainder of its NHBC guarantee. It has been beautifully presented throughout with bright spacious rooms and every luxury a modern family would need.

The accommodation briefly comprises a light entrance hallway, with staircase to the first floor and finished with Amtico style flooring. There is access to the property's ground floor cloak room, complete with wash hand basin and w.c. and also into the spacious lounge, which has a walk-in bay window and wood flooring. The open plan family room and kitchen is a delight. With large Bi fold doors leading to the rear garden, and a semi-vaulted ceiling with four Velux roof lights flooding the room with natural light. The kitchen is finished with an excellent range of wall and base units in neutral tones and a central island. This spacious room is ideal for entertaining or for family gatherings and within the kitchen there are integrated appliances including eye level double ovens, gas hob and overhead extractor hood, dishwasher and fridge/freezer. There is a separate utility room, perfect for any busy family's laundry requirements. The first floor offers four fabulous bedrooms with the master bedroom also offering an en-suite and a further family bathroom.

The master bedroom is positioned at the front of the home and features Morris Homes' signature arched window, a part vaulted ceiling and two built-in wardrobes whilst the shower room includes a stylish three-piece suite with walk-in shower, wash hand basin and w.c. The three further bedrooms are also a great size and are centred around a bright and open central landing. The family bathroom completes the first floor with a classic three-piece suite including a bath, vanity wash hand basin and w.c. Neutral tiling completes the room.

Outside of the home, the property has a double width tarmac driveway leading to the single integral garage and is bordered by lawns and a planted hedge. There is side access which is secured by a gate, making it safe for children and animals alike. The South Westerly facing rear garden includes a flagged patio and lawns.

Standish village and the highly acclaimed St Wilfrid's Primary School are a short walk away, as is the recently built leisure centre. The village offers a host of amenities, independent shops and restaurants and is a perfect location in which to raise a family. The commuter is equally well catered for with easy access to both the M6 and M61 motorways.

Viewings of this lovely home are now welcomed, via our office.

