



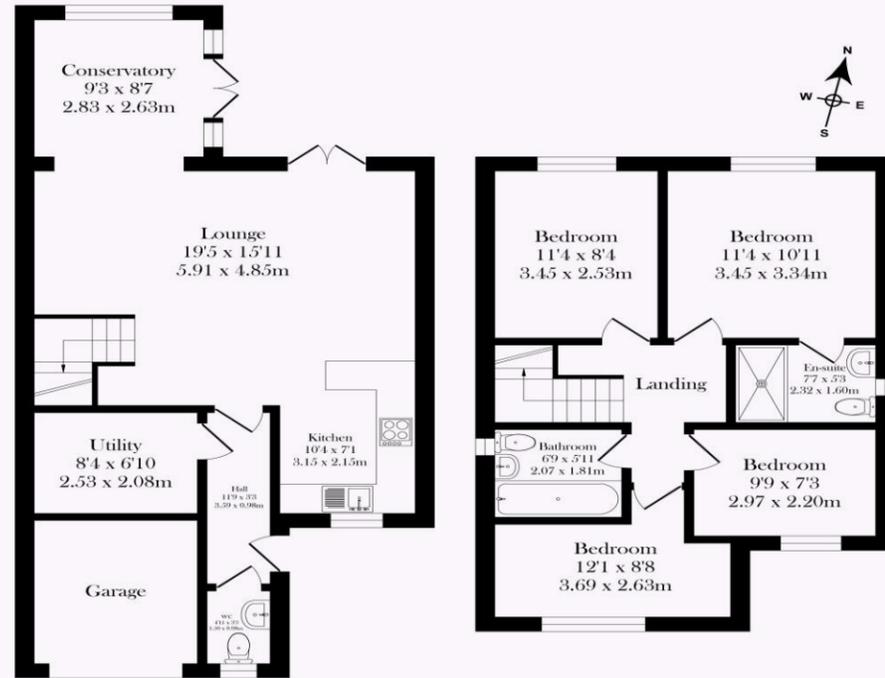
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 61.4 Sq.M (661 Sq.Ft.)

First Floor
Approx. Floor Area 50.7 Sq.M (546 Sq.Ft.)

Total Approx. Floor Area 112.1 Sq.M. (1207 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Asking Price: £370,000

Hartington Drive, Standish, WN6 0UA



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This stunning four-bedroom modern detached home enjoys a lovely position within a quiet cul-de-sac on a highly desirable residential development built by Wainhomes. The property is ideally located close to the bustling historic centre of Standish, an area that continues to experience strong demand due to its excellent local schooling and superb commuter links. The village boasts four outstanding primary schools and an outstanding secondary school, all within a short distance, along with convenient access to the motorway and railway networks, placing both Manchester and Liverpool within easy reach. Ashfield Park is a short stroll away as are a variety of local walks.

Beautifully presented throughout, the home offers just over 1,270 square feet of well-appointed living space, finished to a high standard and perfectly suited to modern family life. The practical and thoughtfully designed floor plan creates a superb sense of space and flow. The ground floor accommodation comprises a welcoming reception hallway, a two-piece cloakroom/WC and a separate utility room catering for all laundry needs. The remainder of the ground floor has been opened up to create a highly sought-after open-plan layout, seamlessly blending kitchen, dining and living areas. The stylish kitchen is fitted with a range of contemporary units and includes a gas hob, electric ovens and integrated fridge, freezer and dishwasher. A useful peninsula provides the perfect spot for informal dining. The lounge and dining space lead through to an attached garden room, an ideal place to relax and enjoy views over the beautifully landscaped rear garden, which benefits from not being overlooked. The staircase rises from the main living space, adding architectural interest. To the first floor are four excellent-sized bedrooms. The principal bedroom features fitted wardrobes, a shuttered window overlooking the reservoir to the rear, and a newly fitted en suite shower room finished in a stylish design with subway tiling. A modern family bathroom, complete with a traditional three-piece suite, vanity wash hand basin and WC, serves the remaining bedrooms.

Externally, the property occupies a good-sized plot in a particularly pleasant position on this popular development. There are gardens to both the front and rear, ample driveway parking and access to a garage/store. The rear garden has been recently landscaped to a high standard, incorporating lawns, well-stocked borders and a large, decked patio area ideal for outdoor dining and entertaining during the summer months. The backdrop of the reservoir to the rear provides an excellent degree of privacy. Further benefits include gas central heating and double glazing.

This is a beautifully maintained, move-in-ready family home in one of Standish's most sought-after locations.



