

FOR SALE

5, Broomflat Close, Standish , WN6 0NF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



5, Broomflat Close, Standish , WN6 0NF

Outstanding semi-detached true bungalow located on a quiet cut-de-sac in Standish.



- Outstanding semi-detached true bungalow
- Fitted kitchen with cooker
- Bathroom / shower over bath
- Close to village and amenities
- Superb sized reception rooms
- Three large double bedrooms
- Large gardens / driveway / garage
- 1210 SQ. FT.

This is a rare and exciting opportunity to purchase a deceptively spacious three bed semi-detached true bungalow located in the ever-popular village of Standish. Broomflat Close is sat at the head of a quiet cul-de-sac and offers easy access to all the amenities Standish has to offer along with public transport links and major motorway networks.

Internally the deceptively spacious accommodation briefly comprises of entrance porch, large formal lounge / sitting room located to the front of the property with a door leading into a centrally located inner hallway. Off the hallway is a modern fitted kitchen boasting a range of wall, base and drawer units and access to utility area, a modern fitted family bathroom with shower over bath, a large centrally located master bedroom with windows to the rear and side, second double bedroom and then a third large double bedroom located to the side.

Externally to the front the property has a large block paved driveway whist to the rear there is a lovely landscaped, private and closed garden area with lawn, patio area, garage and borders with a range of mature plants and shrubs. Internal inspection is highly recommended to truly appreciate the depletive size, outstanding location and lovely gardens.





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TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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