

FOR SALE

28, Broadmead, Parbold, WN8 7PB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Luxury semi-detached family home offering 1040 SQFT of impeccable living space.

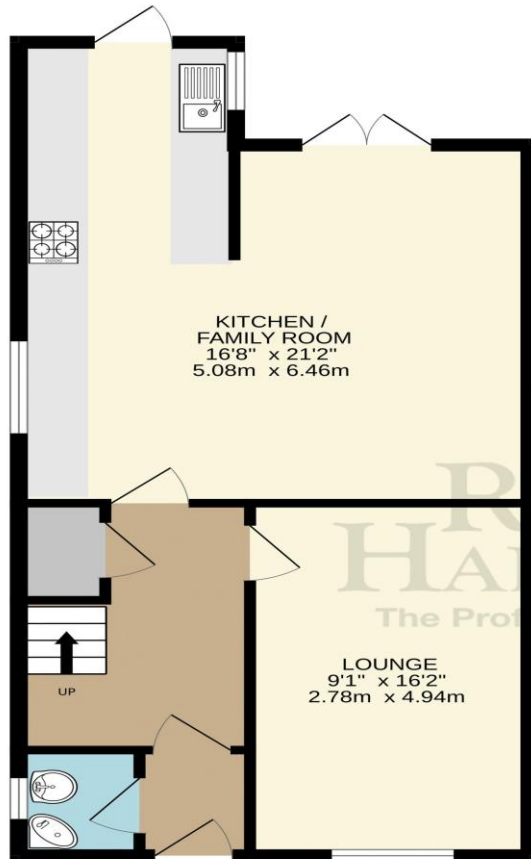


- Stunning semi-detached home
- Impeccably presented throughout
- Impressive amount of floorspace
- Highly prized village location
- 3 bedrooms / 2 reception rooms
- Superior open plan design
- Quality landscaped garden
- 1040 SQFT

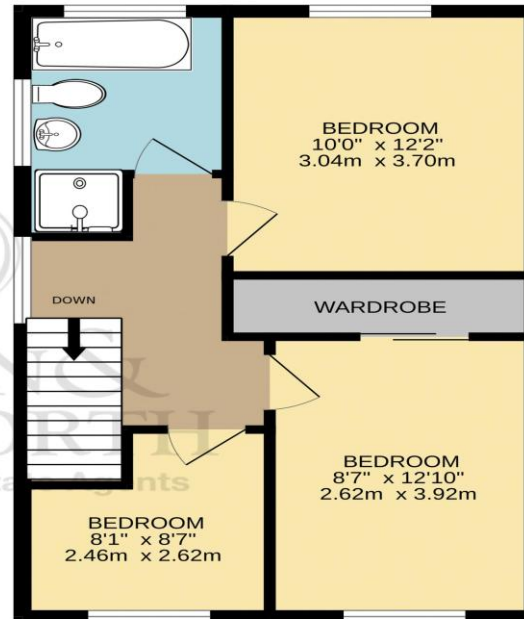
Boasting simply stunning internal presentation - this exceptional semi-detached family home has been upgraded to the highest of standards throughout & simply must be viewed to be fully appreciated. Enviably located in one of Parbold's most highly prized residential settings & ideal for a young family looking for the convenience of a village location that is also close to the M6 motorway & some outstanding schools, internally the home offers a light, contemporary colour scheme & a quality of finish that really elevates it from the competition. Benefiting from extensive works over recent years that have included new plasterwork, new floorings, all new doors, radiators, a smart new fitted kitchen plus fresh decor, the result being a home of real quality that in brief comprises; an entrance hallway with wc / cloaks, a stunning front lounge with feature fireplace & then the sleek remodelled kitchen diner / dining room which has been cleverly opened up to create a more flowing open plan design. The kitchen itself is finished with a range of quality integrated appliances, plus there are French Doors that open out onto the garden. Upstairs, there are three bedrooms plus a modern principal bathroom suite. Externally our clients have beautifully landscaped both the front and the rear. The rear garden is private, immaculately maintained & finished with a mix of quality patios & synthetic lawn, to the front is a block paved doubled driveway for ample off road parking. Early viewings are highly recommended.



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

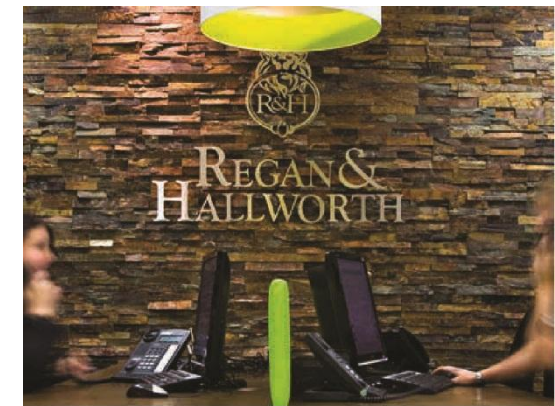


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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