

FOR SALE

47, Broadleaf Crescent, Standish, WN6 0ZN



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4 bed family home boasting outstanding presentation & extensive landscaped gardens



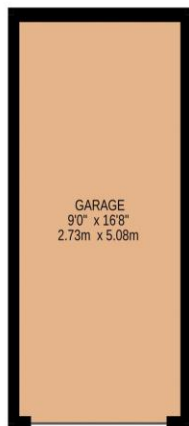
- Superb detached family home
- Exceptional levels of presentation
- Open plan design with large kitchen
- Off road parking for 5-6 cars & garage
- One of best plots on development
- Landscaped rear garden
- 4 good sized bedrooms / 2 bathrooms
- 1216 SQ.FT. / Freehold

Boasting one of the best plots on the whole estate, 47 Broadleaf Crescent is ideal for any families looking for a spacious 4 bed family home with superb outdoor space. Offering exceptional internal presentation throughout coupled with a notably spacious overall plot & enviably located within a highly coveted modern development - this luxury detached family home features an ideal layout with a spacious open plan design downstairs and four good-sized bedrooms upstairs. Set back from the road with a long sweeping private driveway the house has much more off road parking than usual for modern development together with considerable space to the front and side.

The outside space here is a key selling feature with enclosed gardens to side and rear that have been landscaped with a porcelain tiled patio, decking and a play area for young children. These enjoy pleasant private aspects and a sunny south to east elevation. Internally, the home is impeccably presented throughout with a ground floor that in brief comprises; a generous & welcoming main hallway with wc / cloaks, bay windowed lounge and a spacious 21ft kitchen diner. This stunning room is a superb family-friendly & impressive space that boasts french doors with access to the rear garden and fitted with sleek units and integrate appliances. Upstairs, there are four good sized bedrooms with a modern en-suite bathroom plus a stylish principal bathroom suite.

Locally, the home rests walking distance from the village centre & its highly acclaimed schools, restaurants & bars plus the M6 motorway is less than 5 minutes drive. Viewings are essential.



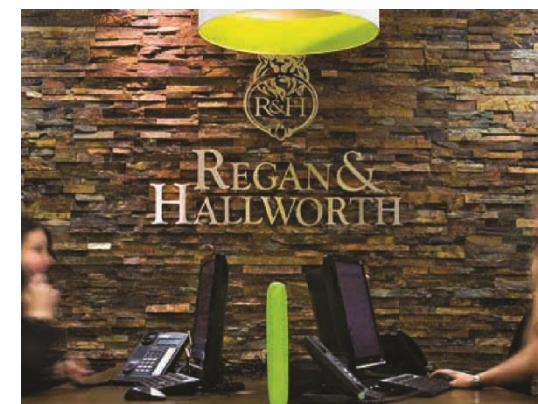


TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

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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