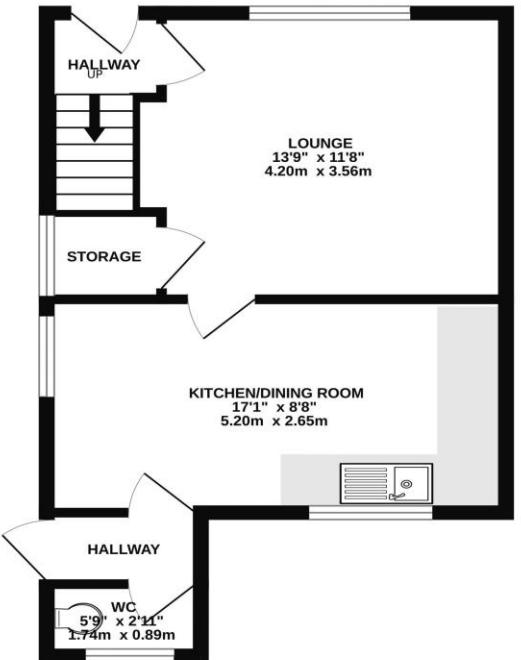




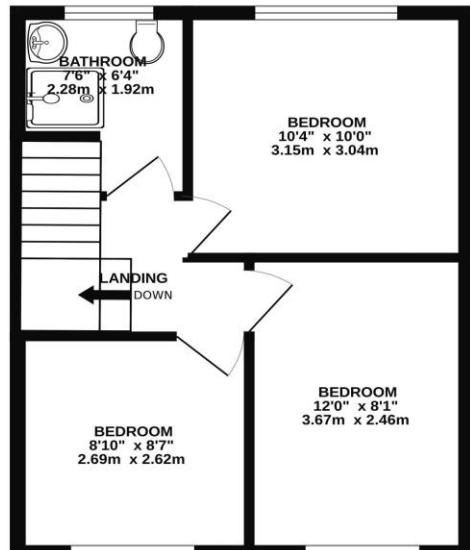
TRACY PHILLIPS

Estates

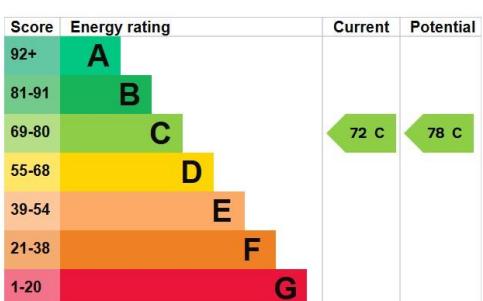
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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 condition or working order can be given.
Made with Metropix ©2025.



01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

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.

TRACY PHILLIPS

Estates



Asking Price: £175,000

Broomfield Road, Standish, WN6 0LY



Set within walking distance of the vibrant village of Standish, this semi-detached home enjoys a peaceful rear plot, perfect for those seeking both convenience and easy access into the village.

The accommodation opens into a spacious hallway and lounge. The lounge features a characterful fireplace. The dining kitchen features a range of fitted units offering good space and access in to the rear garden via a further hallway and also access to a handy ground floor w.c. Upstairs, there are three generously sized double bedrooms, both offering excellent storage with a range of fitted wardrobes. The modern shower room includes a walk-in corner shower, vanity unit with washbasin, and WC.

Externally, the home provides off-road parking for several vehicles via a flagged double width drive. The rear garden has also been flagged for ease of maintenance.

Located just a five-minute walk from Standish village, you'll have a wide selection of local amenities on your doorstep, including supermarkets, independent shops, cafes, and bars. The area also boasts highly regarded schools and excellent transport links via the M6 and M61. For outdoor enthusiasts, Haigh Country Park is also within easy reach.

Viewings are now welcomed for this versatile and well-located home.





