



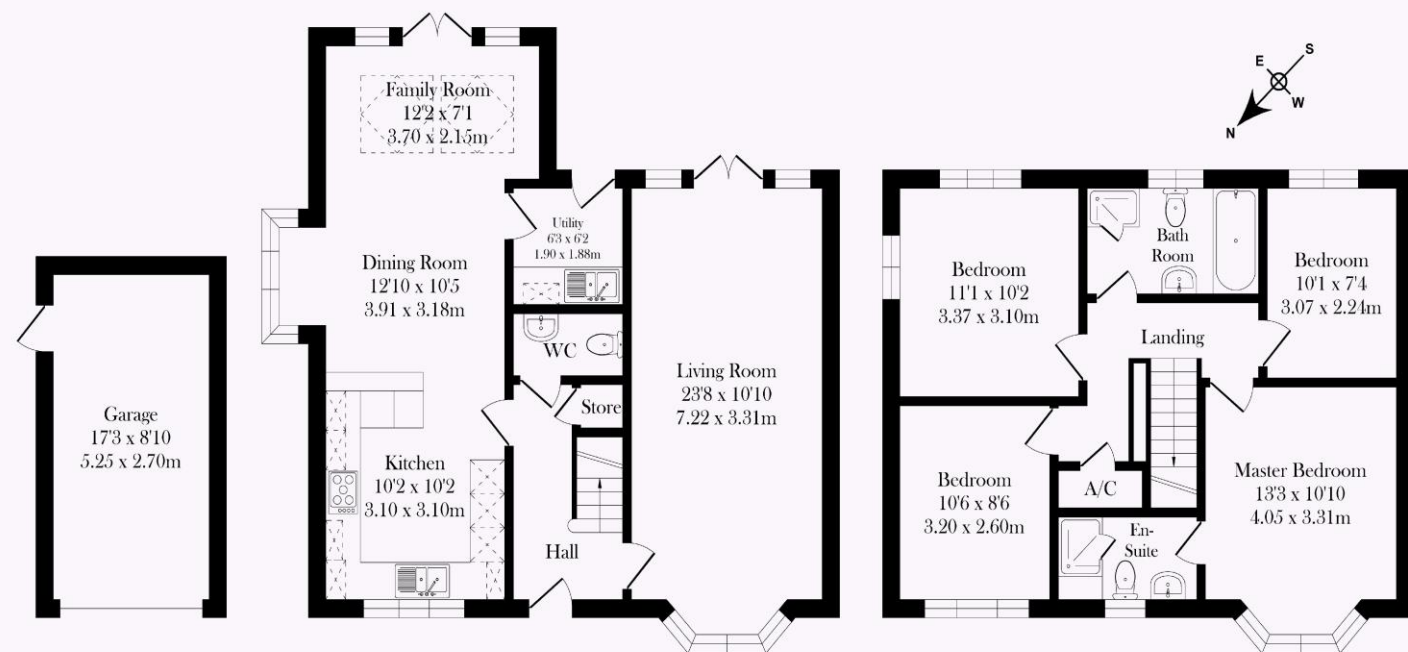
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Garage
Approx. Floor
Area 14.1 Sq.M
(152 Sq.Ft.)

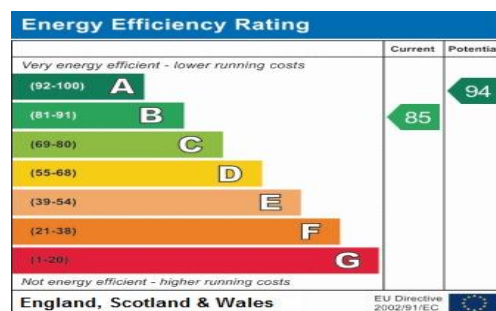
Ground Floor
Approx. Floor
Area 67.9 Sq.M
(731 Sq.Ft.)

First Floor
Approx. Floor
Area 58.1 Sq.M
(625 Sq.Ft.)

Total Approx. Floor Area 140.1 Sq.M. (1508 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.

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01257 422228

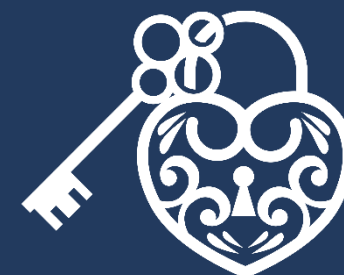
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£440,000

Broadfern, Standish, Wigan WN6 0GP

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Situated in the heart of Standish, on a recently completed and highly sought-after residential development, 30 Broadfern is a beautifully appointed and immaculately presented four-bedroom detached family home, resting on a private corner plot with landscaped gardens and open countryside views to the rear. Constructed by the award-winning builder Countryside Homes, this attractive property combines a handsome exterior with a thoughtfully designed interior layout, offering approximately 1,508 sq. ft. of high-quality living space. The home still benefits from the remainder of its NHBC warranty, giving added peace of mind to prospective buyers.

One of the standout features is the generous plot and rear garden, which has been recently landscaped with both privacy and practicality in mind. The garden backs onto open green space, offering a rare sense of tranquillity and seclusion. A welcoming entrance hallway, laid with premium Amtico flooring, provides access to a handy storage cupboard and a modern ground floor cloakroom. Leading from the hallway are two principal living spaces including a bright and spacious dual-aspect lounge, complete with a walk-in bay window and French doors that open directly onto the garden, creating a seamless indoor-outdoor flow, and a stunning open-plan dining kitchen and family living space, perfect for modern lifestyles. This room is the heart of the home and features an extensive range of contemporary Shaker-style units, granite worktops, and a full suite of integrated appliances including an AEG gas hob, double oven, fridge/freezer, and dishwasher. This space is bathed in natural light from windows to three aspects, large French doors, and impressive Velux rooflights above the additional seating area — ideal for relaxed family time or entertaining guests. From the kitchen, a separate utility room offers further space for laundry and storage, and like the kitchen, is also laid with Amtico flooring.

Upstairs, the home boasts four well-proportioned bedrooms, perfect for families or those needing additional space for a home office or guests. The master bedroom features another walk-in bay window and a stylish en suite shower room, complete with quality fittings and Amtico flooring. The family bathroom is equally impressive, offering a four-piece suite with a walk-in shower, separate bath, and modern tiling — again finished with durable and attractive Amtico flooring. Outside, the home sits on a superb corner plot, with a driveway to the side providing off-road parking and leading to a detached single garage. The front and side gardens are lawned and framed by mature planting for added kerb appeal. To the rear, the landscaped garden is enclosed by a newly built brick wall, ensuring security and privacy. A wraparound patio area offers the ideal space for outdoor dining and entertaining, complemented by raised beds and a level lawn — all enjoying a private rear outlook over mature trees and green space. Just a short walk from Standish village centre, this home enjoys easy access to a wide range of amenities including shops, cafes, restaurants, medical facilities, and two supermarkets. The village is renowned for its high-performing schools, with four 'Outstanding'-rated primary and secondary schools, one of which is within walking distance. For commuters, the property offers excellent connectivity with swift access to motorway links (M6, M61) and public transport options. For outdoor lovers, the Douglas Valley and Haigh Woodland Park are close by, offering beautiful walking trails and family activities. This is a truly impressive, move-in ready family home, showcasing the signature quality and attention to detail that Countryside is known for — from the high-end kitchen and bathroom fittings to the modern tiling and feature internal doors. Homes of this calibre, in such a desirable location, are rarely available for long. Early viewing is strongly recommended.





