

FOR SALE

33, Broadfern, Standish, WN6 0GN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Luxury detached family home offering 1579 SQFT with beautiful aspect to the rear.

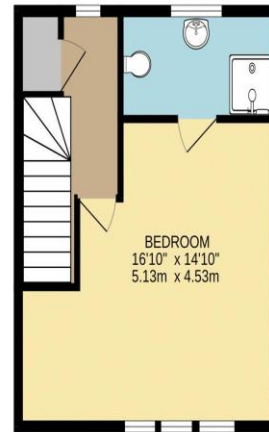
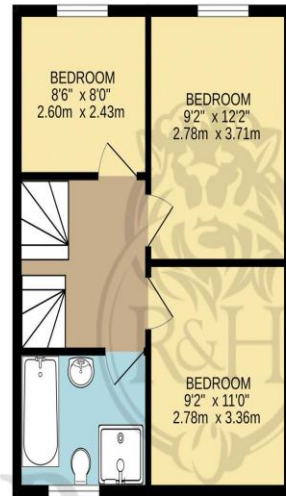


- Stunning detached family home
- Luxury master suite
- Impeccably maintained throughout
- Available chain free
- 4 bedrooms set across 3 floors
- Highly prized development
- Lovely aspect to the rear
- 1579 SQFT

This stunning three storey detached family home is enviably located on the hugely impressive Countryside development just outside Standish Village Centre offering easy access to the M6 motorway, the village itself, plus the many country walks including Worthington Lakes and the picturesque Haigh Hall Country Park. Totalling an impressive 1579 square feet of impeccably maintained living space, this exceptionally well presented and superbly designed home is the perfect 'modern living' property, with its sleek, high spec kitchen, spacious open plan design and impressive amount of living space - it would be ideal for anyone looking for something they can simply move straight into and start unpacking. The decor and finish too is light & contemporary with our clients significantly enhancing the space throughout. The home in brief comprises; a hallway with cloakroom/WC & lovely front lounge, with the home's real stand out feature to the rear of the property - the luxury open plan kitchen & living area. The stunning upgraded kitchen is finished with a range of integrated appliances, smart quartz worktops & some floor to ceiling units plus a breakfast bar. The kitchen then flows into the open plan lounge area which is bathed in lots of natural light via the vaulted ceiling, Velux windows & the bi-folding doors that open out onto the rear garden. To the first floor there are three bedrooms with a beautiful modern principal bathroom suite, with the stunning master bedroom to the second floor. The master benefits from Velux windows and a sleek en-suite, plus fitted units. Externally the rear garden is beautifully landscaped, private and has an extended Indian Stone patio area for sitting out. The home also backs onto protected woodland & because of the westerly aspect, it enjoys lots of late sun. Our clients have built a smart garden room to either run a business from / utilise as a home office, plus the garage has been converted into a games room too. To the front is off road parking for 2 cars via the enlarged driveway plus there is an EV point. Early viewings are essential on this superb modern home.







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The Professionals

TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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