FOR SALE

29, Broadleaf Crescent, Standish, WN6 0ZN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



29, Broadleaf Crescent, Standish, WN6 0ZN

Exceptional detached family home sat on a large private plot in Standish.



- Exceptional detached family home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Spacious and versatile accommodation
- Four excellent sized bedrooms
- Large gardens / driveway and garage
- 1373 SQ. FT.

This is an exciting opportunity to purchase a truly stunning four-bed detached family home sat on arguably one of the best plots on the development. Broadleaf Crescent is situated on a modern site in the heart of Standish, boasting excellent access to all the amenities the village has to offer, some outstanding schools for all ages, great public transport links, and is just a short drive to the M6 motorway network. Internally, the property is immaculately presented, offering spacious and versatile accommodation set over three floors, making this an ideal home for the growing family.

In brief, the accommodation comprises an entrance hallway, a cloakroom/WC, a large formal lounge/sitting room with dual-aspect windows, then a large, modern open-plan kitchen/dining room with the kitchen offering a fantastic range of wall, base, and drawer units along with some appliances and doors leading out onto the gardens. Up on the first floor sits the master double bedroom, which benefits from a modern fitted en-suite shower room, a second double bedroom, then a modern fitted family bathroom comprising a WC, sink unit, bath, and separate shower unit. Up on the second floor, the landing area opens to give access to two large double bedrooms, then a central study room which was formerly a bathroom and could easily be converted back should it be needed.

Externally, the property is sat on a fantastic plot with lawn to the front and side, along with a large driveway which leads to a detached single garage. To the rear, there is a private and secure garden with two patio areas ideal for the summer BBQ and a well-maintained lawn. Internal inspection is highly recommended to truly appreciate the property's size, internal condition, and outstanding location.





















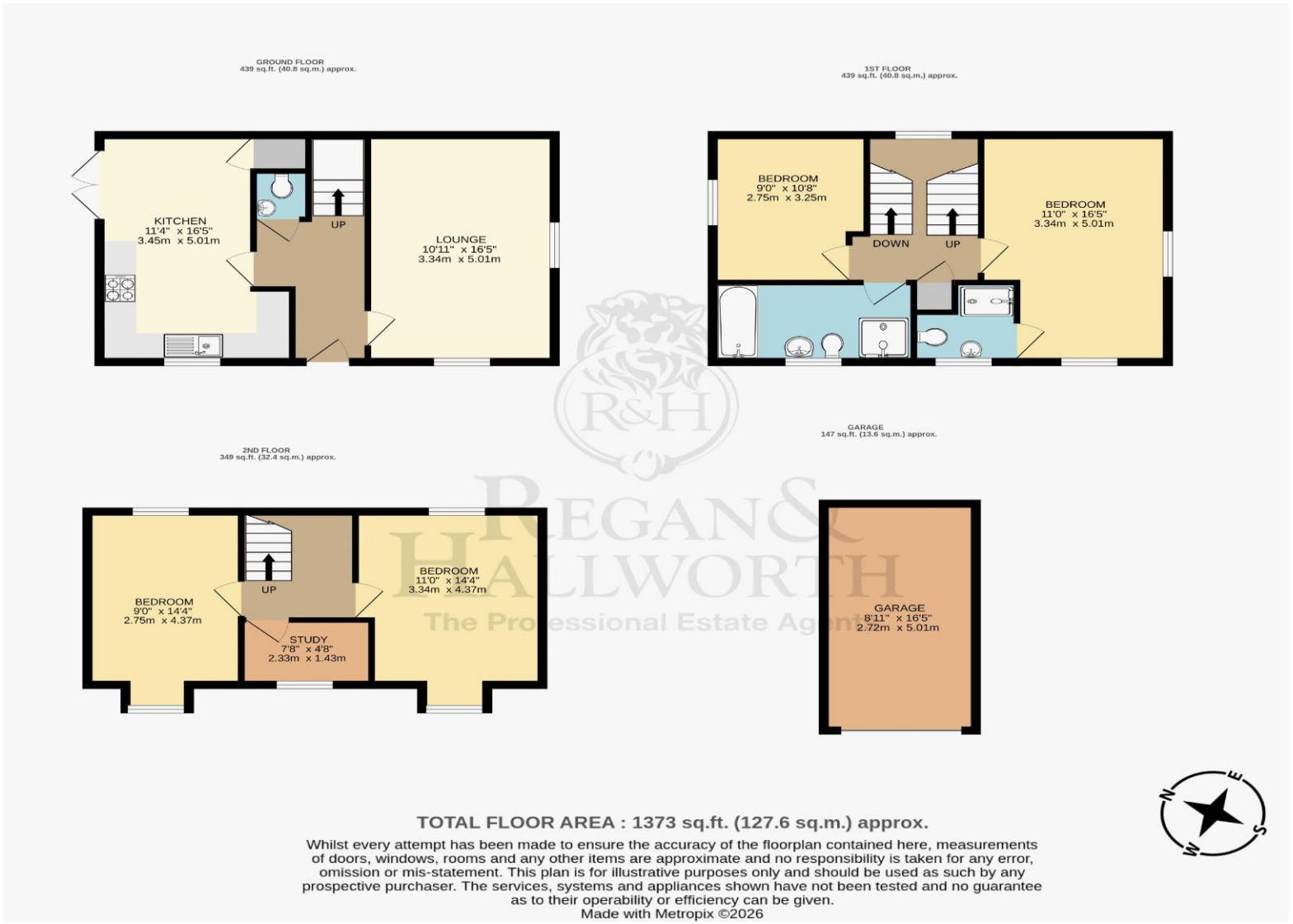






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TOTAL FLOOR AREA : 1373 sq.ft. (127.6 sq.m.) approx.

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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