

FOR SALE

41, Broadacre, Standish, WN6 0SN

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



# 41, Broadacre, Standish, WN6 0SN

Three Bedrooms, Stunning Views and a Fantastic Plot



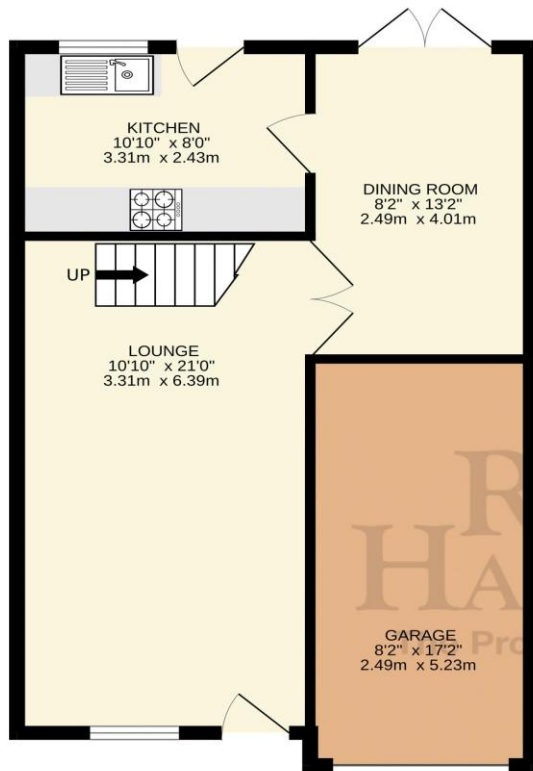
- Spacious 3 bed semi-detached house
- Extensive driveway
- Stunning open views
- Well-presented interior
- Generous plot
- Back directly onto Greenbelt
- Integral garage
- Viewing available today

Perfectly positioned within the ever-popular Shevington Moor area of Standish, this spacious three-bedroom semi-detached home enjoys an enviable setting backing directly onto open greenbelt countryside with stunning far-reaching views to the rear. Ideal for family living, the property is just a short stroll from highly regarded schools, the vibrant village centre and a wealth of local amenities, whilst excellent motorway links place Manchester, Liverpool and beyond within easy reach. Occupying what is effectively a generous corner plot, the home boasts extensive outdoor space including an extensive driveway with parking for 3 cars, a large enclosed rear garden and additional land to the side offering exciting scope for extension (subject to any necessary consents). Combining an excellent location, generous plot, beautiful open outlook and future potential, this is a fantastic opportunity for families seeking space, convenience and the chance to create their forever home in one of Standish's most desirable residential settings. Viewing are available today.

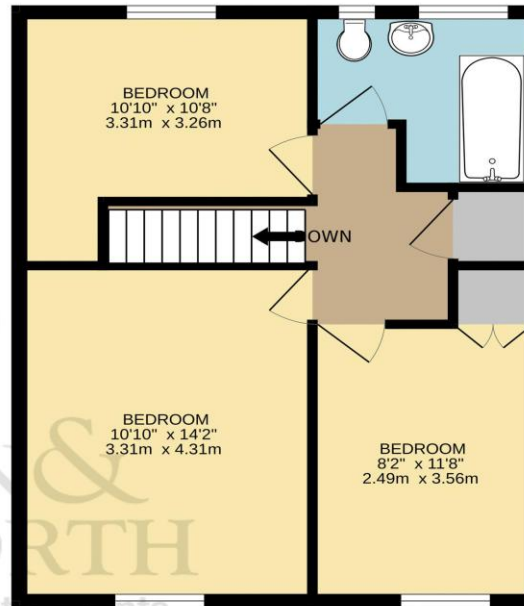




**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



**1ST FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.



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**TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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