

FOR SALE

38, Broadleaf Crescent, Standish, WN6 0ZN

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



38, Broadleaf Crescent, Standish, WN6 0ZN

Modern detached house with superior open plan layout and prime secluded position



- Superb four bed detached house
- Large living & dining kitchen
- Generous gardens & driveway
- Freehold
- Stylish open plan living room
- Secluded position overlooking green
- Detached garage
- 1223 SQ.FT.

Offering exceptional presentation throughout and enjoying a superb tucked-away position within this highly sought-after modern development, this luxury detached family home is one of only a small number of its design. Arranged across two floors, it boasts a superior open-plan layout perfectly suited to contemporary family living. Constructed in 2021 and still benefiting from over five years remaining on its NHBC warranty, the property was carefully selected by the current owners for both its spacious, family-friendly layout - including one of the largest kitchens on the development – and its enviable setting. Positioned within a wide, open close, the home enjoys attractive outlooks to the front across green space and towards the original farm barns from which the development takes its name.

Internally, the accommodation is impeccably presented and filled with natural light. The ground floor briefly comprises a welcoming reception hallway with WC/cloaks, a generous 18ft lounge with bay window, and an impressive open-plan kitchen diner. Featuring French doors to the rear garden and an additional walk-in bay window, this versatile space comfortably accommodates both dining and seating areas, making it ideal for entertaining and everyday family life. The kitchen itself is fitted with sleek high gloss units, integrated appliances and contemporary spot lighting. To the first floor are four well-proportioned bedrooms, including a principal bedroom with modern en-suite, alongside a stylish family bathroom.

Externally, the property benefits from good-sized gardens to the front and rear, an extensive driveway providing ample off-road parking, and a detached garage. The rear garden is particularly generous, featuring a lawn and large patio area ideal for outdoor enjoyment. Conveniently located within walking distance of the village centre, highly regarded schools, restaurants and bars, this outstanding home offers lifestyle, location and quality in equal measure. Early viewing is highly recommended.



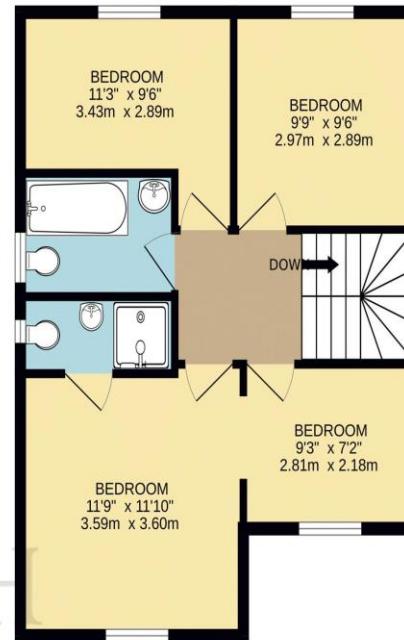
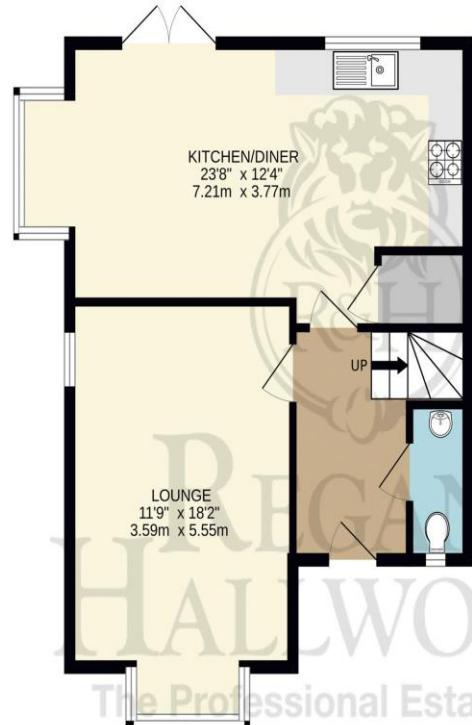
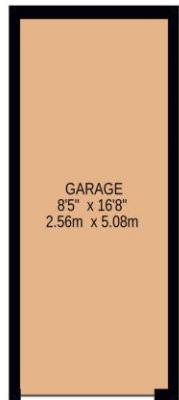


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BASMENT
140 sq.ft. (13.0 sq.m.) approx.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.

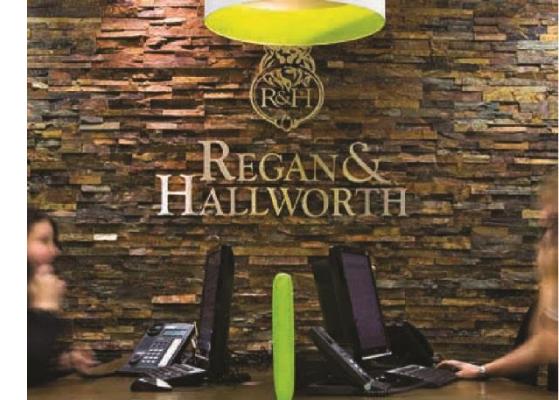


TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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