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BRIGHOUSE  
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**23 Beacon Crossing The Common, Parbold, Lancashire WN8 7DR**

**£140,000**





## 23 Beacon Crossing The Common, Parbold, Lancashire WN8 7DR

A modern and well presented Over 55's Bungalow which is set in an ever popular development in the heart of much sought after Parbold Village.

The property is located within easy access of Parbold village centre and therefore enjoys a very desirable location whilst being situated close to numerous local amenities. The bungalow is set within a short distance of Parbold railway station which is situated upon the Southport to Manchester line and therefore provides direct easy access into Wigan, Southport, Manchester and beyond.

Access to the Motorway Network (M6) is accessed at nearby Standish, whilst Parbold village centre with it's wide variety of shops, restaurants, bistro's and bars not to mention it's scenic canal and countryside walks is also situated within walking distance. Edge Hill University is located in nearby Ormskirk and Wrightington Hospital is also set within easy access.

The accommodation which is modern, light and well presented throughout briefly comprises; entrance hallway, lounge, modern fitted kitchen, double bedroom & modern shower suite. To the exterior are private development parking & communal areas, whilst the property further benefits from the addition of double glazed windows, modern electric heating and no further chain delay.

Early viewing is essential to avoid the disappointment of missing out.

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

Provides access into all accommodation. Entrance door, ceiling lighting, storage cupboard, electric heater and internal door access to all further accommodation.

##### LOUNGE

13'5" x 11'8" (4.11 x 3.56)

With double glazed window to the front elevation, electric living flame fire with stone effect feature fire place, TV Ariel point, electric radiator/ heater, ceiling light point and coved ceiling. Open plan through to the kitchen area.

##### MODERN FITTED KITCHEN

9'4" x 7'10" (2.85 x 2.40)

A light and spacious kitchen area fitted with a modern and comprehensive range of wall and base units, together with contrasting work surfaces and contemporary tiled splash backs. Built in appliances include induction hob, double cavity oven & extractor hood, inset sink and drainer unit, integrated fridge and freezer units, plumbing for washing machine, double glazed window, ceiling lighting.

##### DOUBLE BEDROOM

13'7" into wardrobes x 11'6" (4.15 into wardrobes x 3.52)

Double glazed window, a range of modern fitted bedroom furniture and wardrobes, ceiling light point & electric heating.

##### MODERN SHOWER SUITE

9'2" x 9'2" into alcove (2.80 x 2.80 into alcove)

A modern three piece shower suite comprising; oversized walk in shower cubicle with over head mixer shower and shower screens, low level WC, vanity wash basin and units, tiled walls, wall mounted electric heater, ceiling lighting & extractor fan.

##### FAIRHAVEN HOMES -WEBSITE INFORMATION

A Fairhaven retirement property provides you with the security of home ownership without the worry of maintenance. All our sites not only offer beautiful grounds and proactively maintained properties but services and

support which enable you to maintain your independence.

Buying a Fairhaven property is not just about buying bricks and mortar, you buying into a lifestyle that allows you to enjoy your retirement years to the full, safe in the knowledge that everything outside your front door is taken care of.

Whether your current property is becoming tiresome to maintain, or you want the freedom to travel without the worry of leaving your property unattended, a Fairhaven home provides that peace of mind. If you feel you are becoming more isolated and vulnerable then a Fairhaven home provides a community on the outside and security on the inside.

Maybe your property is becoming challenging to live in and the stairs are a concern, then a Fairhaven property provides the solution.

Whatever your motivation to find a more suitable property, a Fairhaven home provides the solution

### WIDER DEVELOPMENT

In terms of location it could not be more convenient for the local shops, library, pubs, post office and public transport. Situated close by the railway station, Parbold has direct links to Southport and Manchester which is perfect for days out.

Beacon Crossing has a community centre and full time scheme management which provide an active calendar of events and lunches.

### MATERIAL INFORMATION

#### TENURE

LEASEHOLD

Date: 16 October 1987

Term: 99 Years From 16 October 1987

#### COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1766.08

### MOBILE & BROADBAND

Ultrafast Broadband is available. Download: 1000 Mbps Upload: 220 Mbps

Mobile Connectivity: Limited / Likely

Ofcom.

### CONSTRUCTION

Brick with pitched roof. Part of a over 55's retirement complex.

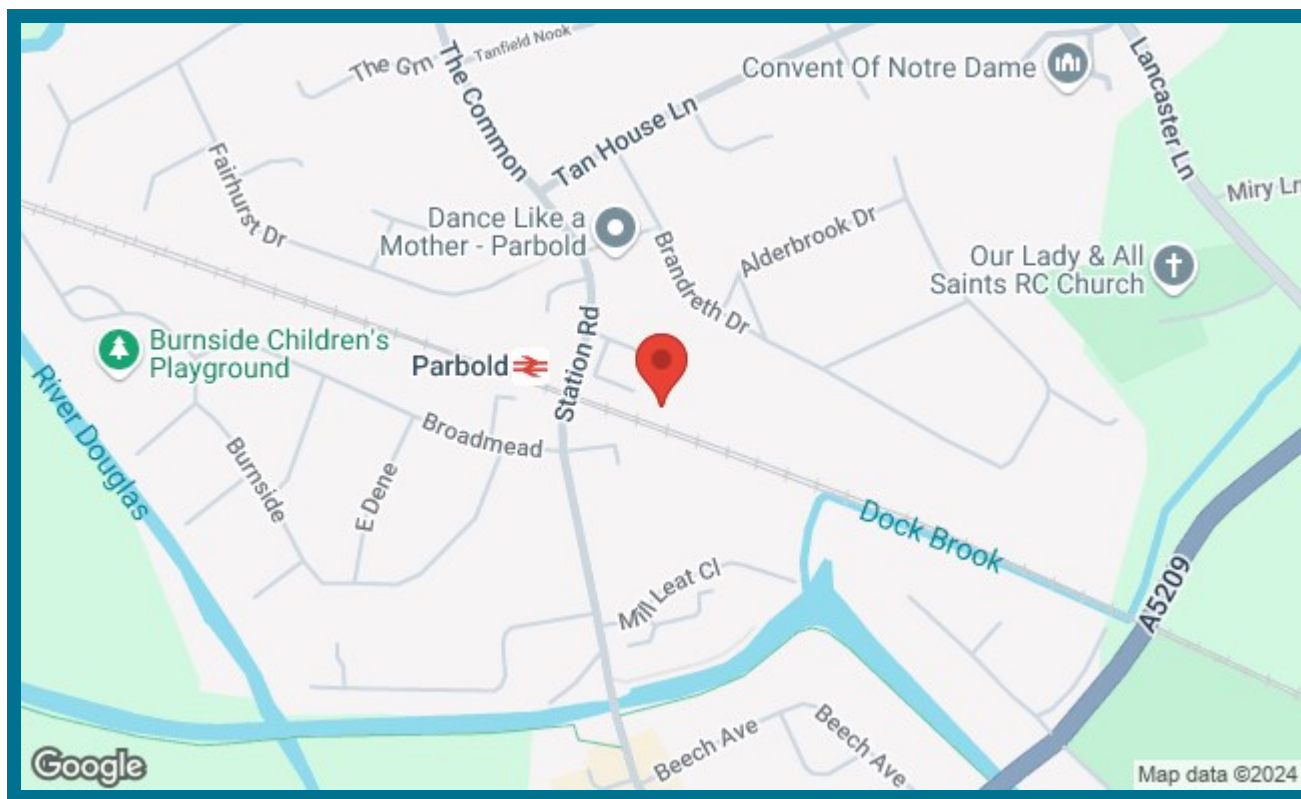
### VIEWING BY APPOINTMENT

#### CHARGES:

Fairhaven Homes supplied info for current year.

Management fees: Per quarter £891.00 which equates to £3,564.00 per year up to 31/03/25

Ground rent: No charges.



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



